Our Ref: J-XXXXX-HG-01
11 November 2025

RE: Proposed Rear Ground Floor Extension and Proposed Dormer at 7 Buzza Street, St Mary's, Isles of Scilly – Flood Risk Assessment

Introduction

Our client is proposing to demolish and replace the existing ground floor extension, the addition of a first floor dormer and roof terrace, and internal alterations at 7 Buzza Street, St Mary's, Isles of Scilly. As part of the planning process, it has become apparent that the site may be at risk of flooding. Therefore, any application for planning permission should be accompanied by a Flood Risk Assessment (FRA). Therefore, Nijhuis Industries Ltd. have been commissioned to undertake an FRA for the site.

An initial inspection of the Environment Agency (EA) indicative flood map for planning (**Figure 2** below) shows the site is located within Flood Zone 3. This report comprises the FRA for the proposed development, in line with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and Local Plan Policy SS7.

Site Description

The development is proposed at 7 Buzza Street, St Mary's. A site location plan, showing the site boundary, is shown in **Figure 1** below.

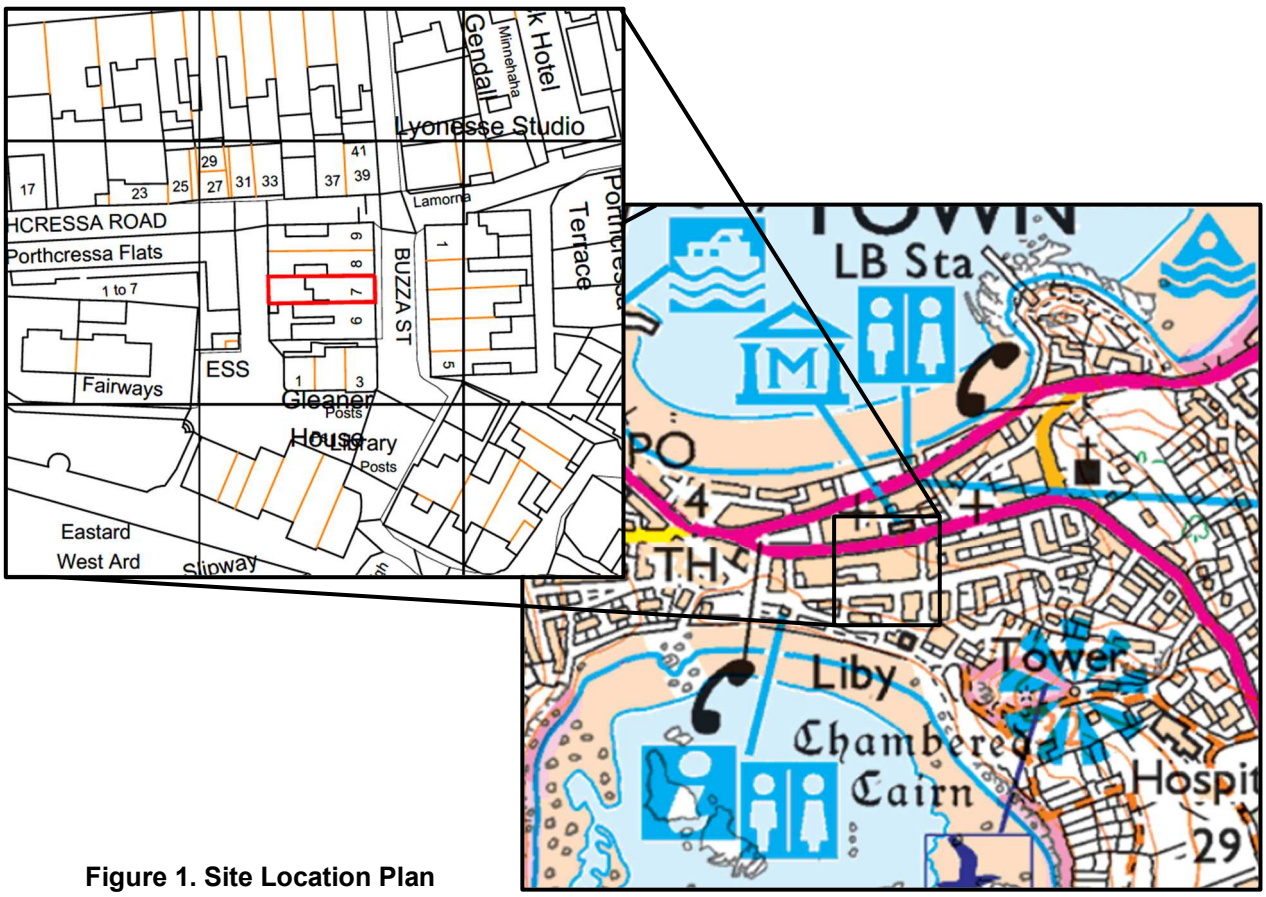


Figure 1. Site Location Plan

Flood Risks and Mitigation Measures

Fluvial and Tidal Flooding

The EA indicative Flood Map for Planning (see **Figure 2**) shows the site is partially located within Flood Zone 3 (High Risk). As such, the site is considered to be at high risk from tidal/fluvial flooding.

The risk from tidal and fluvial flooding is discussed in detail further in this report through obtained EA Product 4 data. Other flood mechanisms are considered below.

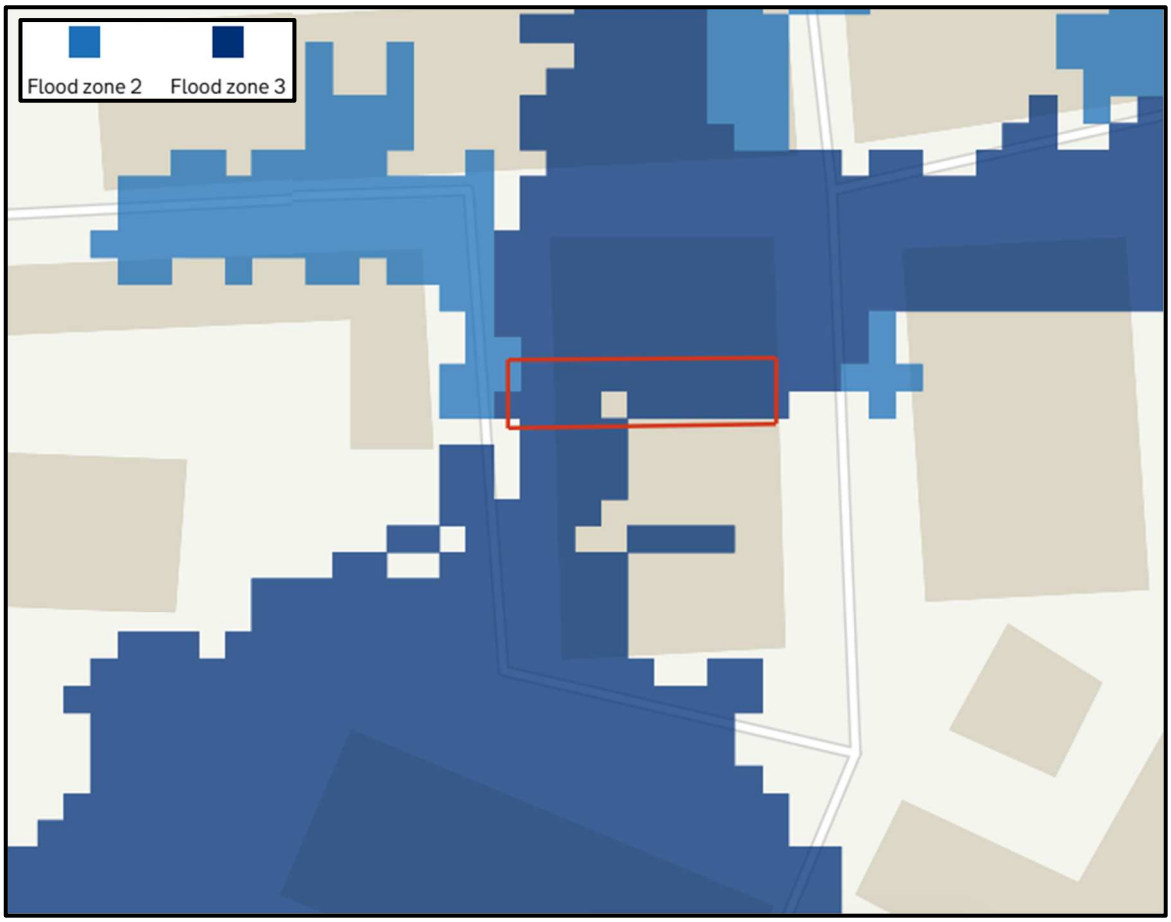


Figure 2. EA Indicative Flood Map

Groundwater Flooding

Groundwater flooding is linked to the ability of the ground to hold water. According to the gov.uk website it is considered that groundwater is not an issue on this site. As such, groundwater flooding is not anticipated to pose a threat to the proposed development and therefore, this mechanism of flooding shall not be considered further in this report.

Overland/Surface Water Flow

The site is located in the urbanised area of Hugh Town on the island of St Mary's, Isles of Scilly. The Environment Agency map (see **Figure 3** below) show the risk of flooding from surface water for the site for the current scenarios. The EA map indicate that the site is currently at high chance of flooding from surface water.

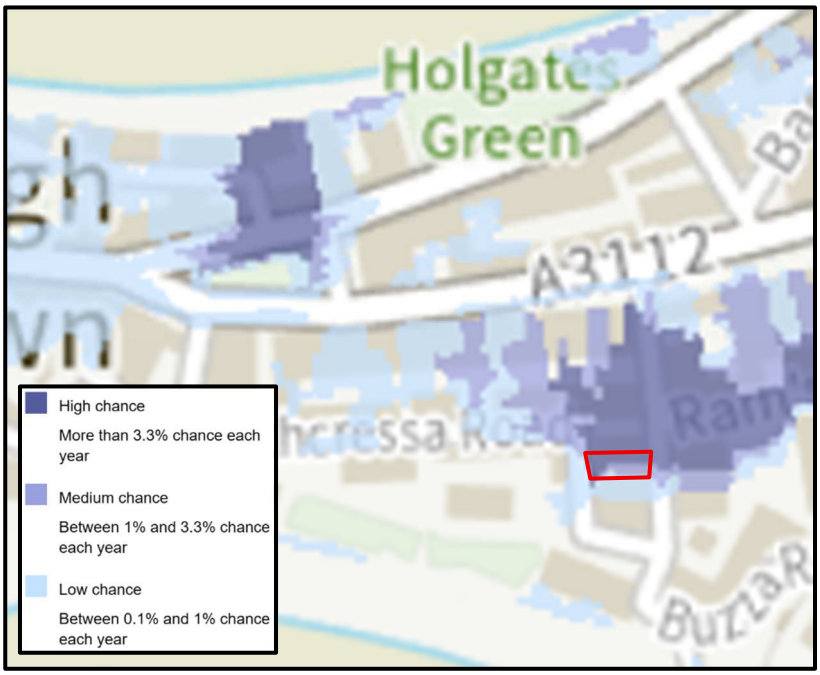


Figure 3. EA Surface Water Map Showing the Risk of Surface Water Flooding

When considering the potential flood depths for the current surface water flood risk the mapping shows that the depth at the site is up to 20cm in the medium chance event (between 1% and 3.3% chance each year) and up to 30cm in the low chance event (between 0.1% and 1% chance each year).

The EA have also produced mapping to indicate the yearly chance of flooding between the years 2040 and 2060.

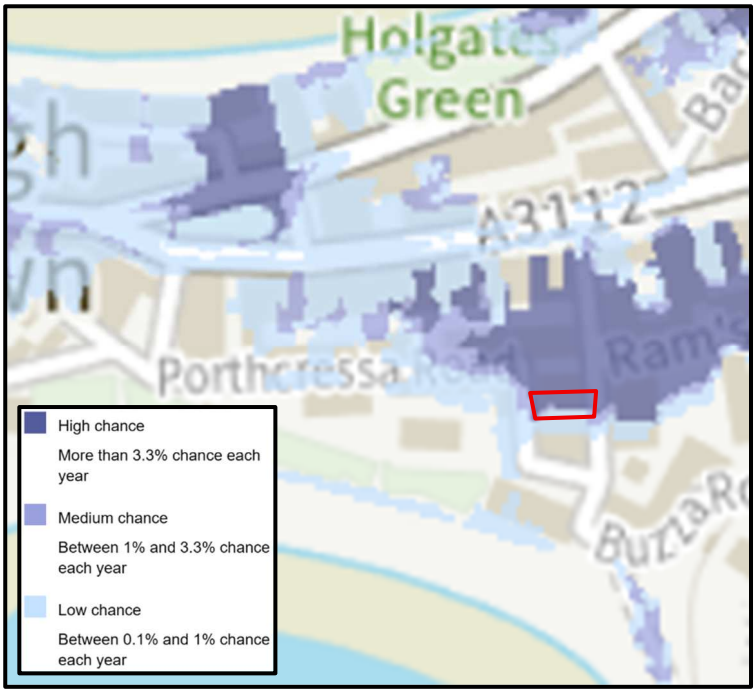


Figure 4. EA Surface Water Map Showing the Risk of Surface Water Flooding Between 2040 and 2060

When considering the potential flood depths for the future scenario surface water flood risk, the mapping shows that the depth at the site is up to 20cm in the medium chance event (between 1% and 3.3% chance each year) and up to 30cm in the low chance event (between 0.1% and 1% chance each year).

Therefore, it is anticipated that the site is at risk of surface water flooding. Mitigation measures to protect the proposal from this are outlined further below within the report.

Flooding as a result of Development

Development and paving of permeable areas have potential to increase flood risk to properties down slope of the proposed development. Since the proposed development is for the demolition and replacement of the existin ground floor extension the impermeable area of the site is not anticipated to change. It is considered that the drainage system that is currently in place for the existing development shall adequately serve the proposed development.

EA Product 4 Data

The EA provided modelled data taken from the Isles of Scilly 2019 model. The Finished Floor Level (FFL) of the ground floor extension area is 5.28m AOD.

The data from the EA included a range of flood events for a series of nodes across the red line boundary of the site and the local vicinity.

Based on the most appropriate node (16) the flood levels are as follows:

Defended Modelled Tidal Extent and Height

1 in 200 year: 5.34m AOD
1 in 1,000 year: 5.39m AOD

Defences removed Modelled Tidal Extent and Height

1 in 200 year: 5.41m AOD
1 in 1,000 year: 5.41m AOD

Defended Climate Change Modelled Tidal Extent and Height

1 in 200 year (+1037mm): 5.41m AOD

Defences Removed Climate Change Modelled Tidal Extent and Height

1 in 200 year (+1037mm): 5.42m AOD

The flood information outlined above confirms that the site is within Flood Zone 3. The flood depth for the current 200 year event is 0.06m in the defended scenario and 0.13m in the undefended scenario. When considering the impact of climate change on the 1 in 200 year event the site is at risk of flooding up to 0.13m in the defended scenario and 0.14m in the undefended scenario.

Flood Risk Summary

Overall, from the EA Product 4 data provided for the site, the site is at risk of tidal flooding up to 0.14m. When considering the surface water flood risk this is up to 0.3m in the low chance scenario.

In light of the potential flood risk to the site, mitigation measures are outlined further in this report.

Mitigation Measures

Based on the flood information outlined above the maximum potential flood depth is 0.3m and therefore this will set the mitigation level (5.58m AOD) for the development proposal. It is noted that this is in excess of the 1 in 200 year tidal flood event plus climate change.

The following mitigation measures would serve to reduce and manage flood risk at the site:

- To increase the overall flood resilience of the development; flood resistant flooring and finishes should be utilised where possible throughout the building development up to 5.58mAOD. All electrical circuitry and apparatus should be installed above or higher than this level. Alternatively ground based electrical installations should be designed to withstand flooding.

  Further advice on developing flood risk is available from Improving Flood Resilience of New Buildings available which is available at:

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

  A brief outline of measures is provided below:

  - Lime based plaster and finishes in preference to gypsum products.
  - Pressure treated timber for woodwork including framing and skirting boards.
  - All insulation below 5.58mAOD from ground level should be water resistant and quick drying.

As part of this FRA an Emergency Plan has been produced for the householder. This is enclosed within **Annex B**.

Access and Egress

The main access and egress for the property is via Buzza Street to the front of the property. This is shown to be at risk of flooding in the considered scenarios. Based on the flood information it is anticipated that flood depths on the access would be no greater than 300mm. The nature of tidal flooding means that any floodwater is likely to be slow moving. The access route does quickly rise up into Flood Zone 1.

It is noted that the nature of the development means that within the building there will be easy internal access to a first floor level, and therefore occupants will be able to utilise the first floor level as a safe haven should an extreme flood event occur and occupants are unable to leave the building prior to the flood event.

Policy

The site red line boundary has been shown to be located within Flood Zone 3.

Local Plan Policy SS7 states that development proposals shown to be at risk of flooding will not be permitted unless an appropriate and proportionate Flood Risk Assessment (FRA) demonstrates how the flood risk will be managed. To include climate change, ensuring that it doesn't create flood risk elsewhere and appropriate acceptable mitigation and recovery measures are undertaken.

The information laid out within this report and the recommended mitigation measures seek to manage the flood risk to the development and deemed to be appropriate based on the scale and nature of the development.

The proposed development is considered a 'minor development' in terms of flood risk within the PPG guidance and the guidance states that a development is exempt from the sequential test if it is a householder

development like residential extensions. In terms of the exception test, the information laid out within this report seeks to address this.

Conclusions

The proposed development has been shown to be at risk of tidal flooding up to 0.14m in the 200 year event with an allowance for climate change. When considering the surface water flood risk this is up to 0.3m in the low chance scenario.

As such, mitigation measures have been outlined to increase the flood resilience of the development and minimise the potential impact of any extreme flood event.

Access and egress for the proposed development have also been considered.

The proposed scheme is a minor development and therefore not deemed subject to the Sequential Test. The Exception Test is addressed within the information laid out within this report.

Given the findings in this report, it is considered that the development is appropriate in line with the National Planning Policy (NPPF).

Yours sincerely
For and on behalf of Nijhuis Industries Ltd

Hannah Graham
Team Leader – Flood Risk and Drainage

Enc. **Annex A** EA Data

Annex B Emergency Flood Plan

ANNEX A – EA DATA

Flood risk assessment data

Location of site: 90483 / 10463 (shown as easting and northing coordinates)
Document created on: 21 October 2025
This information was previously known as a product 4.
Customer reference number: EFTJ596B9AHH

Map showing the location that flood risk assessment data has been requested for.

Surface water and other sources of flooding

When using the surface water map on the check your long term flood risk service the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Isles of Scilly.

For information about sewer flooding, contact the relevant water company for the area.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

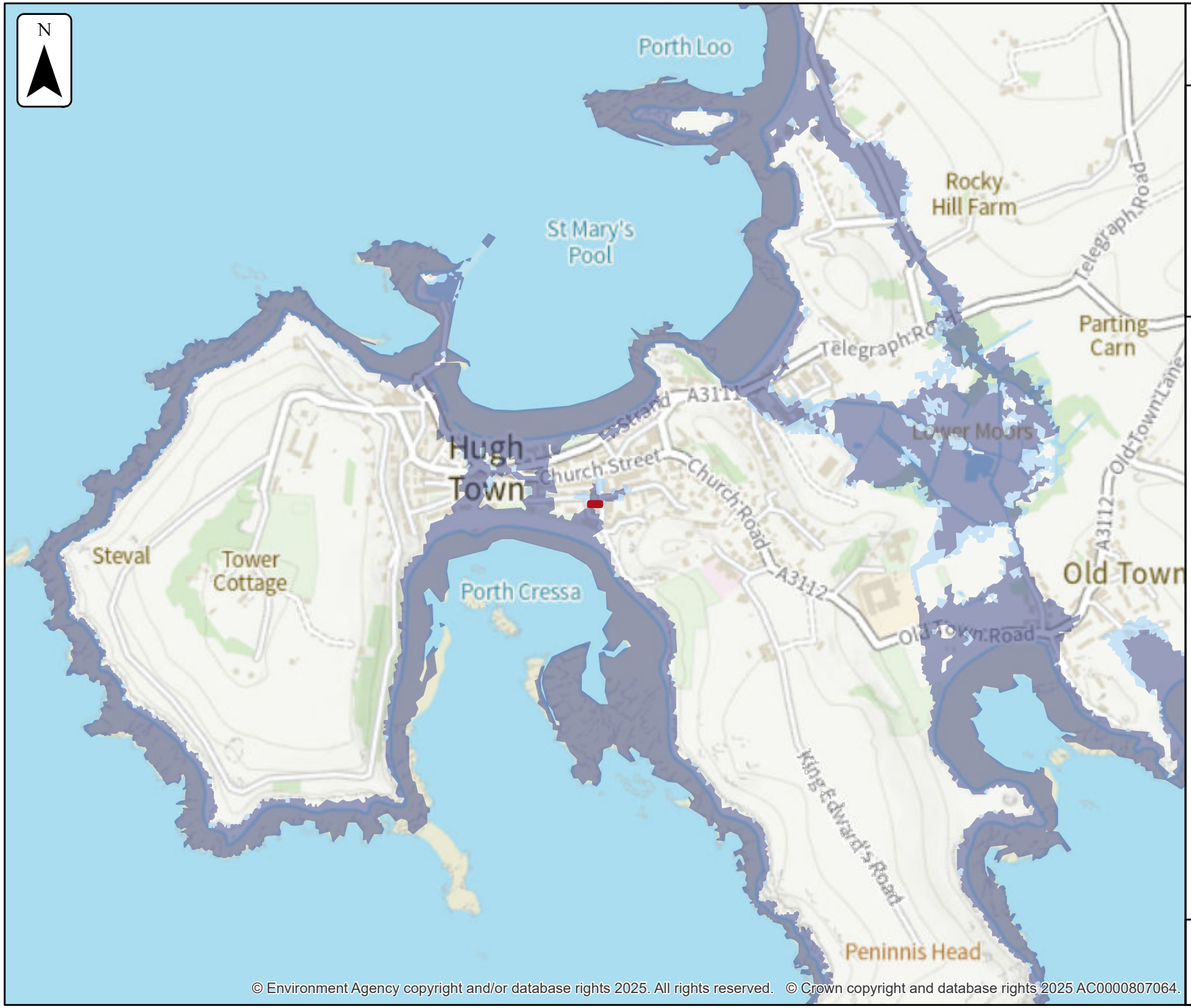
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



Environment Agency

Flood map for planning

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

- Selected area
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

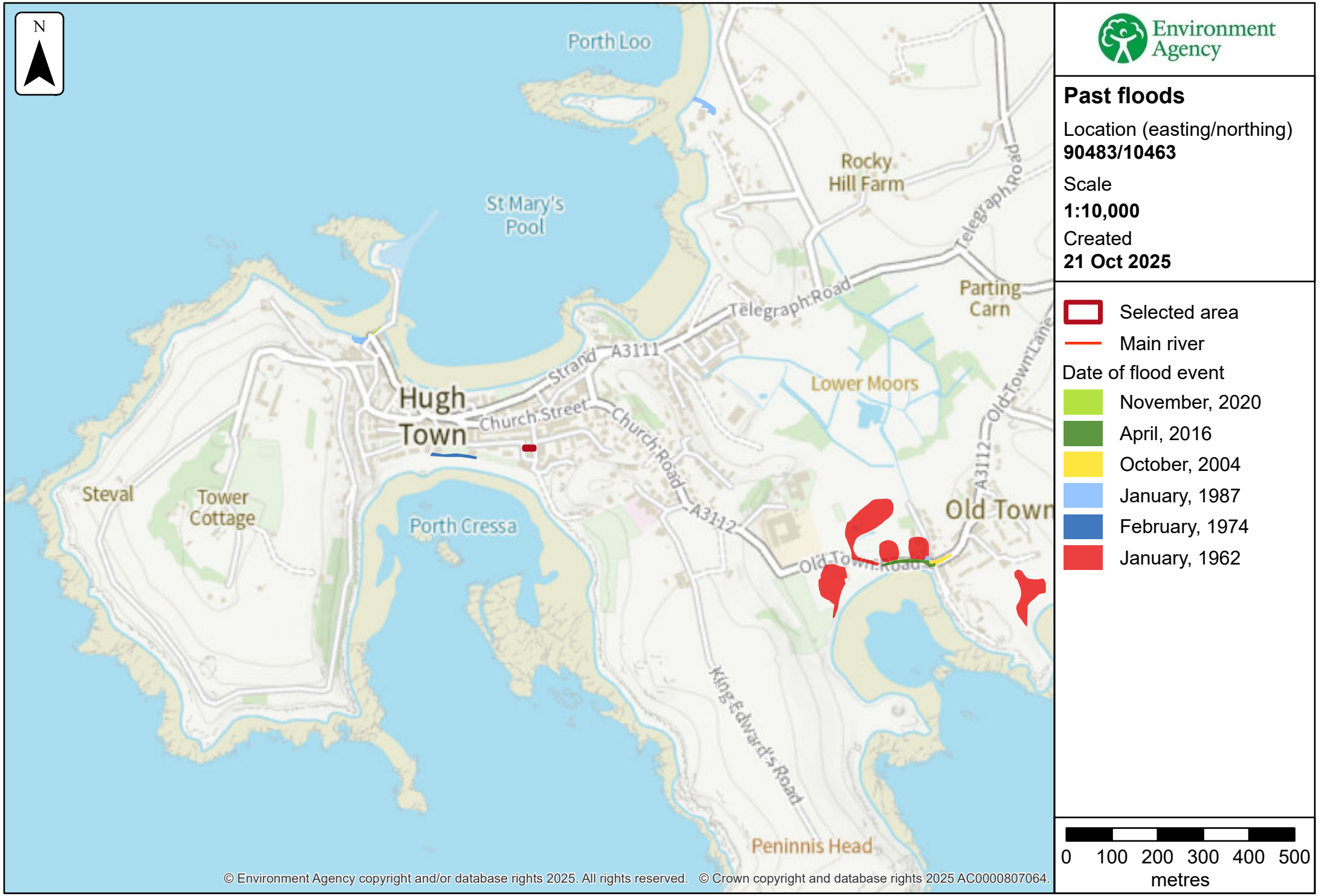
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Isles of Scilly Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



Environment Agency

Past floods

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

- Selected area
- Main river

Date of flood event

- November, 2020
- April, 2016
- October, 2004
- January, 1987
- February, 1974
- January, 1962

0 100 200 300 400 500
metres

Records of flooding in the Hugh Town area.

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
29/10/2023	Isles of Scilly - Hugh Town	High tides in Hugh Town led to water rising through a storm drain in the centre of Hugh Street as well as flooding as water seeped through demountables.	High tides	0	Tidal
15/11/2020	Hugh town	Coastal Flooding, spring tides, high winds leading to waves overtopping defences and flooding small section of coastal roads in front of public house.	Wave overtopping defences		Tidal
30/09/2019	Isles of Scilly	High tides lead to some minor pooling on the main street as water came up the drains due to surcharge.	Surface water caused by tidal water coming up drains		Surface Water Runoff
03/01/2018	IoS - St Mary's	Flooding along Throughfare due to overtopping	Wave overtopping	0	Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
03/01/2018	IoS - St Mary's	Flooding of lower bar area	Wave overtopping	0	Coastal
05/02/2014	Isles of Scilly - St Mary's	Storm conditions led to wave overtopping the Quay	Storm Conditions	0	Coastal
03/01/2014	Isles of Scilly	Isles of Scilly. Hugh Street was partially flooded by a few inches, mainly caused by poor drainage. Surface water flooding also affected Trench Lane, Old Town. The main set of pontoons were also damaged.	High tides, wave action and surface water run off.	1	Surface Water Runoff
03/01/2014	IoS: St Mary's	Storm conditions led to flooding in Porthcressa area	Storm conditions		Coastal
03/01/2014	IoS: St Mary's	Storm conditions led to flooding in Hugh Town	Storm conditions		Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
18/10/2012	IoS: St Mary's - High Street and Thoroughfare	Flooding from Paper shop to TIC offices. Small ingress of seawater into Schooners Bar. No RFOs and exact extent unknown.	Storm surge accompanied with high spring tides		Tidal
18/10/2012	IoS: St Mary's - Mermaid Inn sea wall	Sea wall damage caused by wave action – no records / photos of flooding occurring. No RFOs and exact extent unknown.	Storm surge accompanied with high spring tides	0	Tidal
02/12/2009	Isles of Scilly - St Mary's	Storm conditions led to waves overtopping near St Mary's Pier.	Storm Conditions	0	Coastal
01/12/1989	Isles of Scilly - St Mary's	Storm conditions resulted in significant damage in St Mary's. St Mary's Pier Lighthouse completely demolished. 200m of embankment in Porthcressa washed away. Flooding to Porthloo Green as well as damage to Old Town Bay sea wall.	Storm Conditions	0	Coastal

Date	Location	Detail	Cause	Estimated Number of Properties Flooded	Flood Source
01/01/1987	IoS: St Mary's - Mermaid Inn car park	Wrack and seaweed leaving outline of waves / sea inundation due to storm waves and overtopping. Also some damage to the wall from powerful waves.	Overtopping and damage of sea wall		Coastal
01/02/1974	IoS: St Mary's - Porthcressa	Large waves due to a storm event overtopping walls along Porthcressa bay	Storm waves overtopping walls		Coastal

This list contains all the records of flooding we hold, in a 1km radius of the specified location. Although this information is compiled to the best of our knowledge, the absence of flooding does not mean that an area has not flooded in the past, nor guarantee it will not flood in the future. Our records are updated as more information comes to light, and as flood incidents occur.

Correct as of 31 / 10 / 2025

Modelled data

About the models used

Model name: Isles of Scilly

Date: 2019

This model contains the most relevant data for your area of interest.

You will need to consider the latest flood risk assessment climate change allowances and factor in the new allowances to demonstrate the development will be safe from flooding.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1%chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Isles of Scilly Coastal Model (2019)

We have provided data from the Isles of Scilly Coastal Model, 2019. Please consider the following information when using this model data:

- This is coastal model, and does not consider the risk of flooding from other source, including fluvial or surface water flooding.

- We have supplied the results and data from both the defended (flood defences included) and undefended (flood defences removed) scenarios. You will need to review the data provided, and select the scenario which provides the maximum flood extent and level (or the worst case) for the site. The most appropriate scenario will depend on the location of the specific site in question.

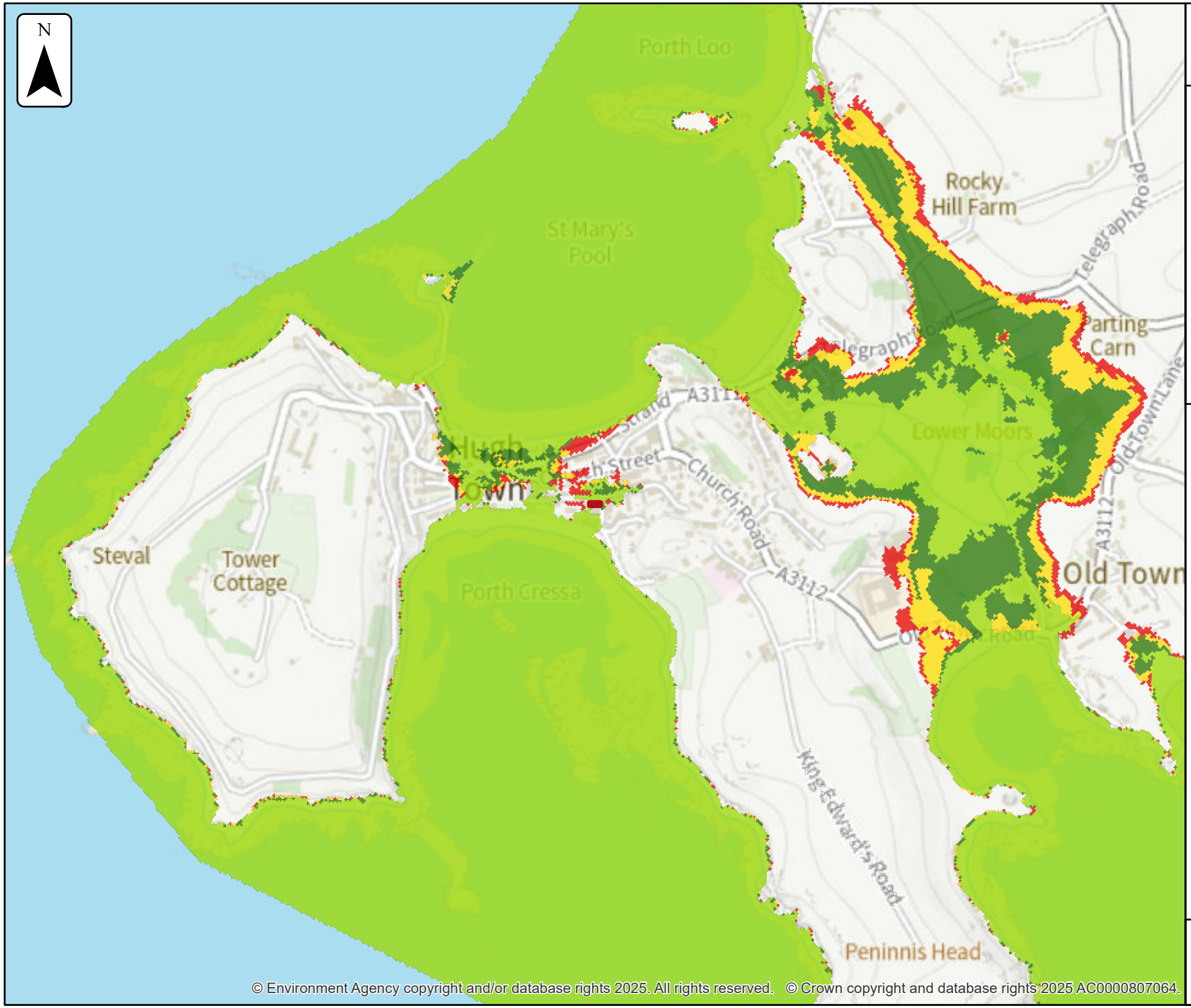
- Climate change: Model scenarios were completed with increases to the still water levels, wind speeds and wave heights to represent the impacts of climate change. This model was produced following the guidance that was available at the time of the model build (UKCP09). For Flood Risk Assessments, this should be updated using the latest guidance available. For more information and advice, please see: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

- The maps and digital data supplied should be considered only a summary of the conclusions of the study. It may be necessary to collect more detailed topographic information for particular sites where development is proposed and undertake a more detailed site-specific hydrological and hydraulic analysis for the location using guidance from the National Planning Policy Framework (NPPF)

- In this commission the focus has been on flooding from the sea rather than from fluvial sources. It is important that consideration is given to fluvial flooding for any development sites if appropriate. The impact of combined fluvial and tidal events should be examined to understand the impact that this has upon flood depth extent and the duration of inundation

- Any assessment of Flood Risk undertaken must be appropriate for the decisions that need to be based upon it, consider the risks and also take into account any limitations of the data used.

- Please be aware that the Environment Agency does not guarantee that this data is suitable for your purposes.



Environment Agency

Defences removed climate change modelled tidal extent

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

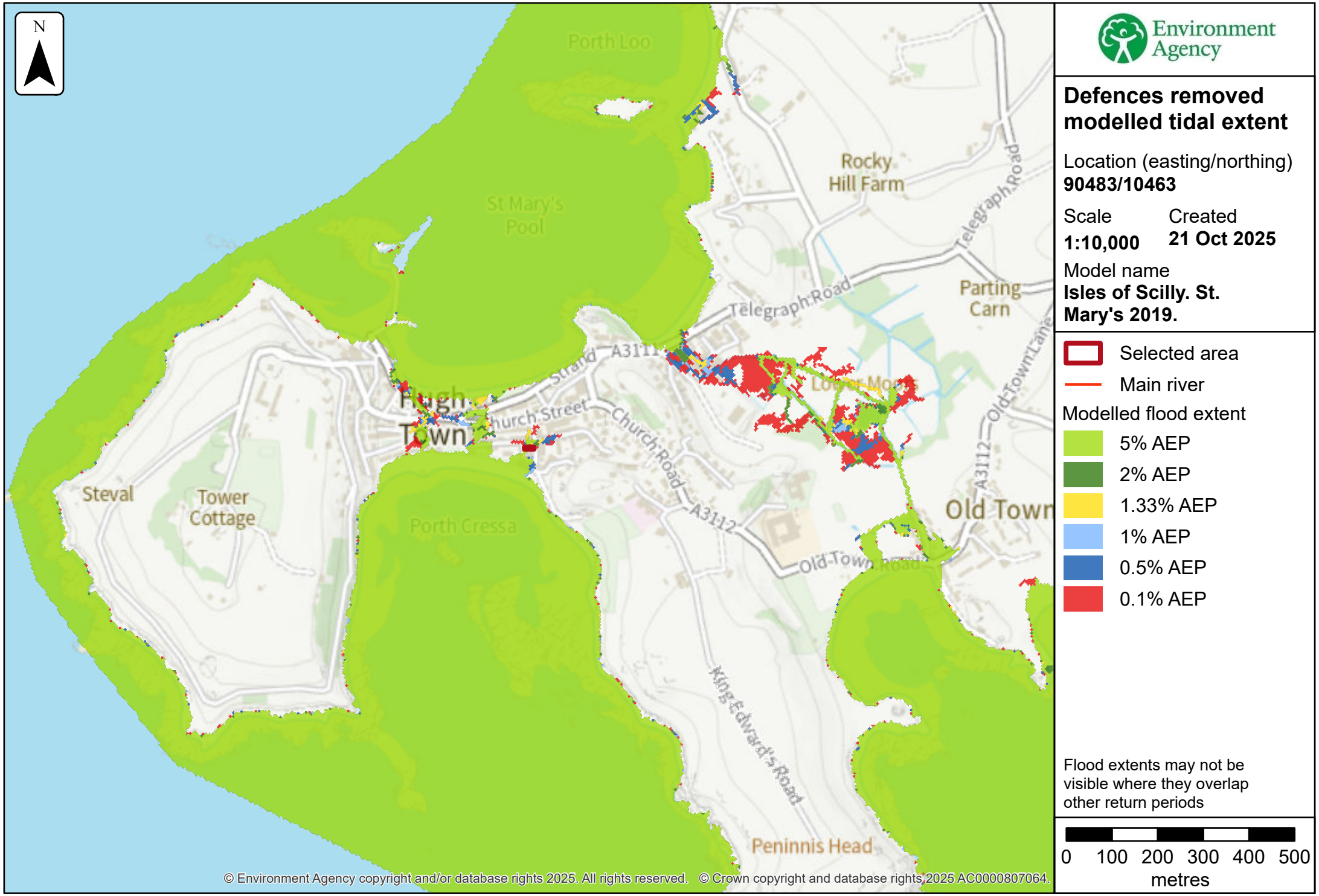
- Selected area
- Main river

Modelled flood extent

- 0.5% AEP (+351mm)
- 0.5% AEP (+812mm)
- 0.5% AEP (+1037mm)
- 0.1% AEP (+351mm)
- 0.1% AEP (+812mm)
- 0.1% AEP (+1037mm)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres


N
Porth Loo
St Mary's Pool
Rocky Hill Farm
Telegraph Road
Parting Carn
Old Town Lane
Strand
A3111
Church Street
Church Road
A3112
Old Town Road
Old Town
Hugh Town
Steval
Tower Cottage
Porth Cressa
King Edward's Road
Peninnis Head
Environment Agency
Defences removed modelled tidal extent
Location (easting/northing)
90483/10463
Scale
1:10,000
Created
21 Oct 2025
Model name
Isles of Scilly. St. Mary's 2019.
Selected area
Main river
Modelled flood extent
5% AEP
2% AEP
1.33% AEP
1% AEP
0.5% AEP
0.1% AEP
Flood extents may not be visible where they overlap other return periods
0 100 200 300 400 500
metres
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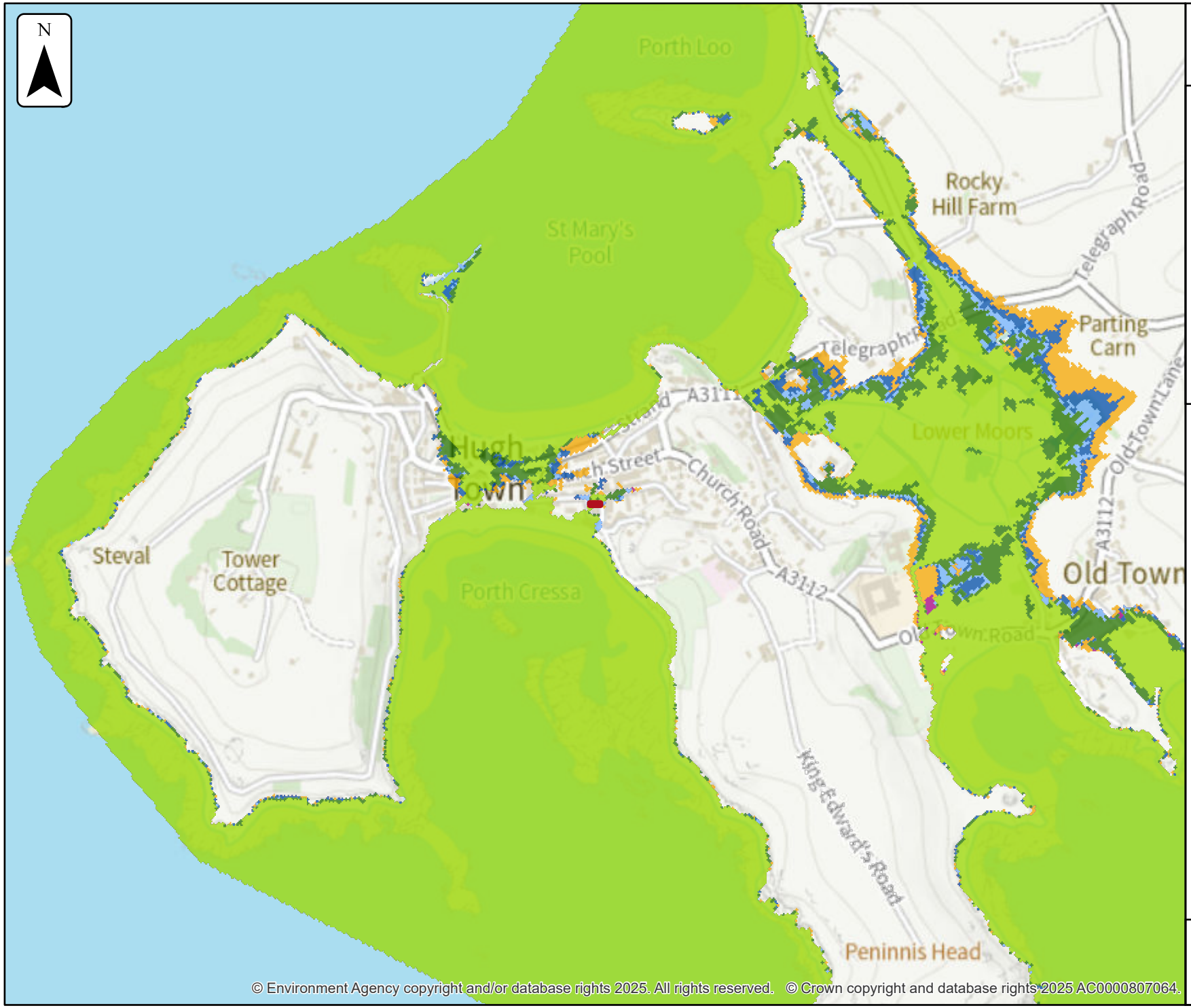


Environment Agency

Defended climate change modelled tidal extent

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

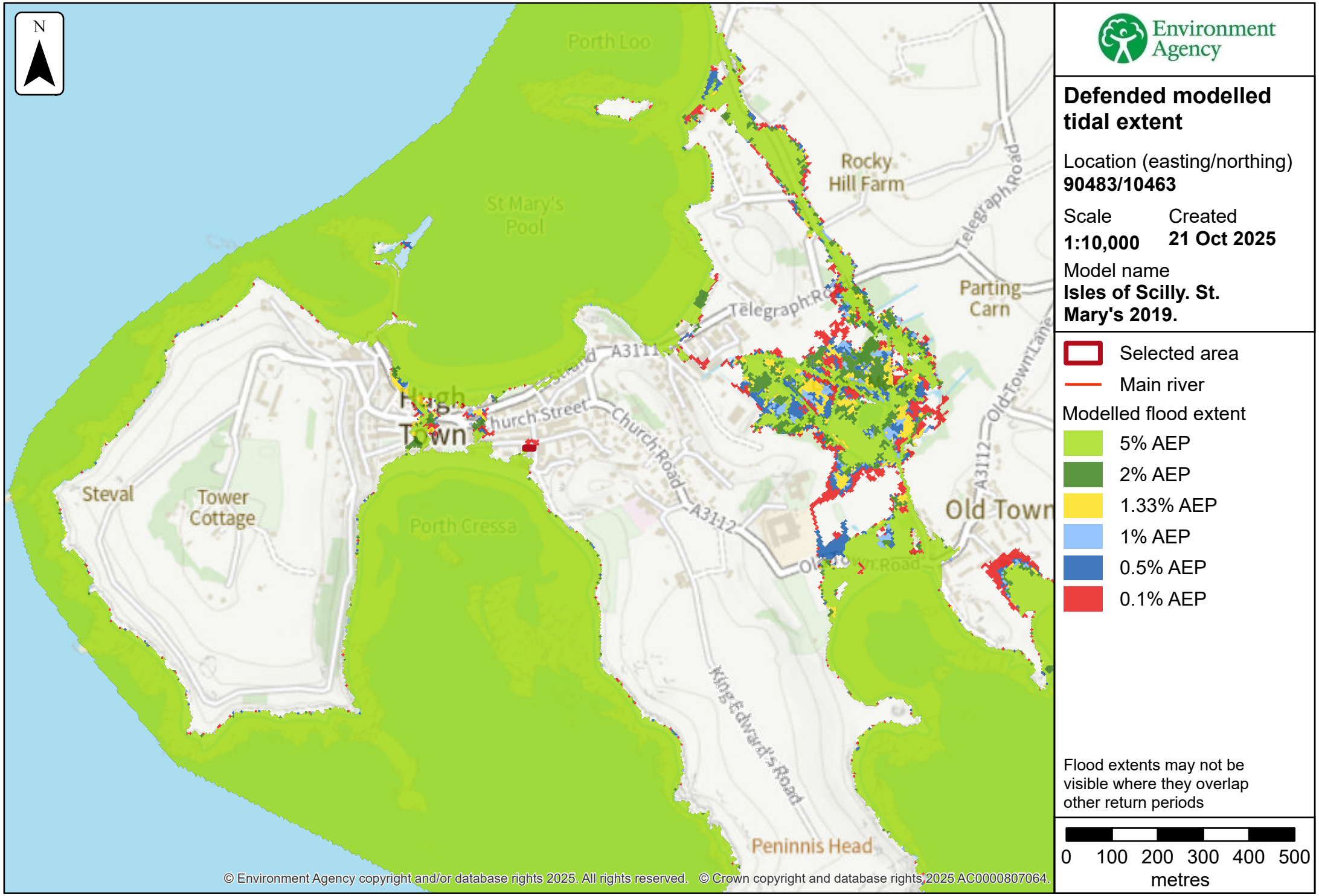
- Selected area
- Main river

Modelled flood extent

- 1% AEP (+351mm)
- 1% AEP (+812mm)
- 0.5% AEP (+351mm)
- 0.5% AEP (+812mm)
- 0.5% AEP (+1037mm)
- 0.1% AEP (+351mm)
- 0.1% AEP (+812mm)
- 0.1% AEP (+1037mm)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defended modelled tidal extent

Location (easting/northing)
90483/10463

Scale
1:10,000

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres

Environment Agency

Defended modelled tidal extent and height

Location (easting/northing)
90483/10463

Scale
1:500

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.875
- 0.875 - 1.75
- 1.75 - 2.625
- 2.625 - 3.5
- 3.5 - 4.375
- 4.375 - 5.25
- 5.25 - 6.125
- 6.125 - 7.0
- 7.0 - 7.875

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	NoData	5.32	5.32	5.32	5.32	5.32	5.32	5.31	5.32	5.35	5.39
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	NoData	NoData	5.25	5.26	5.26	5.26	5.28	5.31	5.32	5.35	5.39
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	90478	10466	NoData	NoData	5.15	5.18	5.19	5.20	5.26	5.31	5.32	5.34	5.39
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90478	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.30
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.33

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.00
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.00
Max value in selected area:			NoData	NoData	5.17	5.20	5.20	5.22	5.26	5.31	5.32	5.35	5.39

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	NoData	0.02	0.02	0.02	0.02	0.02	0.02	0.01	0.02	0.05	0.09
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	NoData	NoData	0.04	0.05	0.05	0.05	0.07	0.10	0.11	0.14	0.18
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
16	90478	10466	NoData	NoData	0.03	0.04	0.04	0.05	0.07	0.09	0.10	0.11	0.14
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
23	90478	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.01

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.04
Max value in selected area:			NoData	NoData	0.05	0.08	0.09	0.11	0.16	0.21	0.22	0.25	0.29

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model. Height values are shown in mAOD, and depth values are shown in metres.
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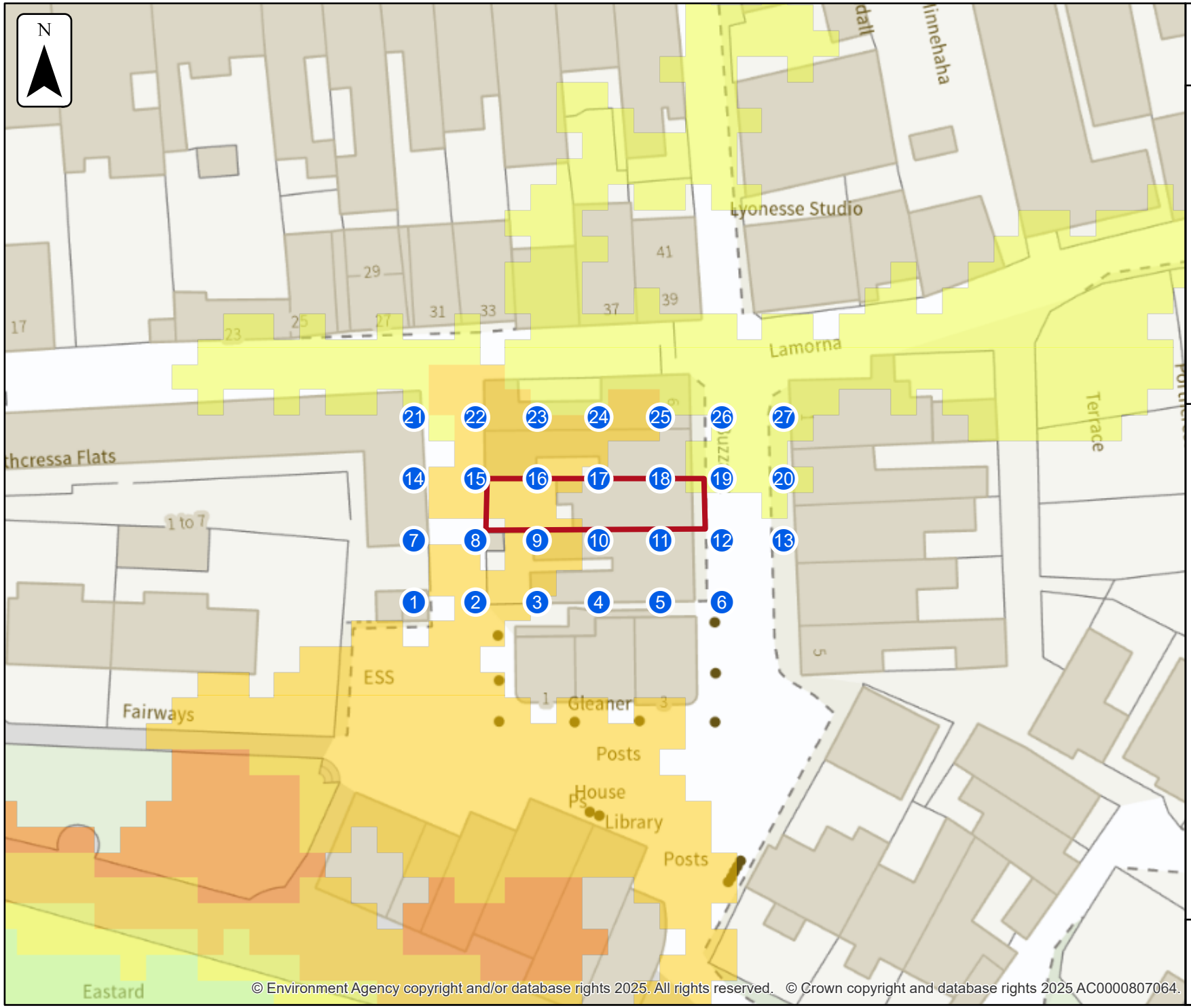
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed modelled tidal extent and height

Location (easting/northing)
90483/10463

Scale
1:500

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 0.875
- 0.875 - 1.75
- 1.75 - 2.625
- 2.625 - 3.5
- 3.5 - 4.375
- 4.375 - 5.25
- 5.25 - 6.125
- 6.125 - 7.0
- 7.0 - 7.875

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.31	5.32	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.25	5.28	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.39
16	90478	10466	5.17	5.25	5.32	5.36	5.36	5.37	5.38	5.40	5.40	5.41	5.41
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.03	5.05
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.05
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.27
23	90478	10472	NoData	NoData	NoData	5.29	5.29	5.29	5.30	5.31	5.31	5.32	5.33
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	5.33	5.33	5.33	5.34	5.35

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	4.98	5.03	5.03	5.03	5.05
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	4.98	5.03	5.03	5.03	5.05
Max value in selected area:			5.18	5.25	5.32	5.36	5.37	5.37	5.39	5.40	5.40	5.41	5.42

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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.01	0.02	0.02	0.06	0.07	0.07	0.09	0.10	0.10	0.11	0.12
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.04	0.07	0.11	0.15	0.16	0.16	0.18	0.19	0.19	0.20	0.21
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
16	90478	10466	0.03	0.07	0.10	0.12	0.12	0.12	0.13	0.14	0.15	0.16	0.16
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.03
20	90502	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.03
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.10
23	90478	10472	NoData	NoData	NoData	0.02	0.02	0.02	0.03	0.04	0.04	0.04	0.05
24	90484	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.01	0.01	0.01	0.01	0.01

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.02	0.07	0.07	0.08	0.09
27	90502	10472	NoData	NoData	NoData	NoData	NoData	NoData	0.03	0.06	0.06	0.06	0.08
Max value in selected area:			0.07	0.15	0.23	0.27	0.27	0.28	0.29	0.30	0.30	0.32	0.32

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'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Environment Agency

Defended climate change modelled tidal extent and height

Location (easting/northing)
90483/10463

Scale
1:500

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 1.125
- 1.125 - 2.25
- 2.25 - 3.375
- 3.375 - 4.5
- 4.5 - 5.625
- 5.625 - 6.75
- 6.75 - 7.875
- 7.875 - 9.0
- 9.0 - 10.125

This map shows the 0.1% AEP +1037mm height data

0 5 10 15 20
metres

Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	5.06	NoData	5.08	5.20

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height	Height	Height
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	5.20
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	5.30	5.40	NoData	5.41	5.41
16	90478	10466	5.38	5.40	5.39	5.41	5.41	5.41	5.41	5.42
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	5.03	NoData	5.04	5.06	5.03	5.08	5.20
20	90502	10466	NoData	NoData	NoData	5.04	5.06	NoData	5.08	5.20
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	5.19	5.30	NoData	5.37	5.37
23	90478	10472	5.30	5.32	5.31	5.33	5.33	5.32	5.34	5.36
24	90484	10472	5.33	5.34	5.33	5.34	5.35	5.34	5.35	5.37

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	4.99	5.03	5.02	5.04	5.06	5.04	5.08	5.20
27	90502	10472	4.99	5.03	5.02	5.04	5.06	5.03	5.08	5.20
Max value in selected area:			5.39	5.41	5.40	5.42	5.42	5.41	5.42	5.42

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Defended climate change

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.09	0.11	0.09	0.12	0.12	0.11	0.12	0.12
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.18	0.20	0.18	0.21	0.21	0.20	0.21	0.21
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	NoData	NoData	NoData	NoData	0.00	NoData	0.00	0.06

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
13	90502	10460	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.07
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	NoData	NoData	NoData	0.15	0.25	NoData	0.26	0.27
16	90478	10466	0.13	0.15	0.14	0.16	0.16	0.16	0.16	0.17
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	NoData	0.02	NoData	0.02	0.04	0.02	0.06	0.18
20	90502	10466	NoData	NoData	NoData	0.02	0.04	NoData	0.06	0.18
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	NoData	NoData	NoData	0.02	0.12	NoData	0.18	0.19
23	90478	10472	0.03	0.04	0.03	0.04	0.05	0.04	0.05	0.06
24	90484	10472	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

Label	Easting	Northing	1% AEP (+351mm)	1% AEP (+812mm)	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	90490	10472	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
26	90496	10472	0.03	0.08	0.07	0.08	0.10	0.08	0.13	0.24
27	90502	10472	0.03	0.06	0.05	0.07	0.09	0.06	0.12	0.23
Max value in selected area:			0.29	0.31	0.30	0.32	0.32	0.31	0.32	0.32

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Environment Agency

Defences removed climate change modelled tidal extent and height

Location (easting/northing)
90483/10463

Scale
1:500

Created
21 Oct 2025

Model name
Isles of Scilly. St. Mary's 2019.

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 1.125
- 1.125 - 2.25
- 2.25 - 3.375
- 3.375 - 4.5
- 4.5 - 5.625
- 5.625 - 6.75
- 6.75 - 7.875
- 7.875 - 9.0
- 9.0 - 10.125

This map shows the 0.1% AEP +1037mm height data

0 5 10 15 20
metres

Sample point data

Defences removed climate change

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	5.42	5.43	5.43	5.42	5.44	5.44
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	5.28	5.35	NoData	5.37	5.43
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	5.42	5.42	5.43	5.42	5.43	5.43
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	5.12	5.28	5.35	5.21	5.37	5.43

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height
13	90502	10460	NoData	5.28	5.35	5.21	5.37	5.43
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	5.41	5.41	5.42	5.41	5.42	5.43
16	90478	10466	5.42	5.42	5.42	5.42	5.42	5.43
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	5.12	5.28	5.35	5.21	5.37	5.43
20	90502	10466	5.12	5.28	5.35	5.21	5.37	5.43
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	5.37	5.37	5.38	5.37	5.38	5.43
23	90478	10472	5.34	5.37	5.38	5.36	5.39	5.43
24	90484	10472	5.35	5.38	5.39	5.37	5.39	5.43

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Height	Height	Height	Height	Height	Height
25	90490	10472	NoData	NoData	5.35	NoData	5.37	5.43
26	90496	10472	5.12	5.28	5.35	5.21	5.37	5.43
27	90502	10472	5.12	5.28	5.35	5.21	5.37	5.43
Max value in selected area:			5.42	5.42	5.43	5.42	5.43	5.43

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defences removed climate change

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth
1	90466	10454	NoData	NoData	NoData	NoData	NoData	NoData
2	90472	10454	0.12	0.13	0.13	0.12	0.14	0.14
3	90478	10454	NoData	NoData	NoData	NoData	NoData	NoData
4	90484	10454	NoData	NoData	NoData	NoData	NoData	NoData
5	90490	10454	NoData	NoData	NoData	NoData	NoData	NoData
6	90496	10454	NoData	0.00	0.01	NoData	0.01	0.04
7	90466	10460	NoData	NoData	NoData	NoData	NoData	NoData
8	90472	10460	NoData	NoData	NoData	NoData	NoData	NoData
9	90478	10460	0.21	0.21	0.21	0.21	0.22	0.22
10	90484	10460	NoData	NoData	NoData	NoData	NoData	NoData
11	90490	10460	NoData	NoData	NoData	NoData	NoData	NoData
12	90496	10460	0.00	0.14	0.21	0.07	0.23	0.29

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth
13	90502	10460	NoData	0.15	0.22	0.08	0.24	0.30
14	90466	10466	NoData	NoData	NoData	NoData	NoData	NoData
15	90472	10466	0.27	0.27	0.27	0.27	0.27	0.29
16	90478	10466	0.16	0.17	0.17	0.17	0.17	0.18
17	90484	10466	NoData	NoData	NoData	NoData	NoData	NoData
18	90490	10466	NoData	NoData	NoData	NoData	NoData	NoData
19	90496	10466	0.09	0.26	0.33	0.19	0.34	0.41
20	90502	10466	0.09	0.25	0.32	0.18	0.34	0.40
21	90466	10472	NoData	NoData	NoData	NoData	NoData	NoData
22	90472	10472	0.19	0.19	0.19	0.19	0.19	0.25
23	90478	10472	0.05	0.08	0.09	0.06	0.09	0.13
24	90484	10472	0.01	0.02	0.03	0.01	0.03	0.07

Label	Easting	Northing	0.5% AEP (+351mm)	0.5% AEP (+812mm)	0.5% AEP (+1037mm)	0.1% AEP (+351mm)	0.1% AEP (+812mm)	0.1% AEP (+1037mm)
			Depth	Depth	Depth	Depth	Depth	Depth
25	90490	10472	NoData	NoData	0.04	NoData	0.05	0.11
26	90496	10472	0.16	0.32	0.39	0.25	0.41	0.47
27	90502	10472	0.15	0.31	0.38	0.24	0.40	0.46
Max value in selected area:			0.32	0.32	0.33	0.32	0.33	0.33

Data in this table comes from the Isles of Scilly. St. Mary's 2019. model. Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Isles of Scilly.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the Devon Cornwall and the Isles of Scilly Environment Agency team at dcisenquiries@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

ANNEX B – EMERGENCY FLOOD PLAN

Emergency Flood Plan for 7 Buzza Street, Hugh Town, St Mary's, Isles of Scilly

This emergency flood plan is for 7 Buzza Street, Hugh Town, it is intended to provide the householder with steps to protect property and people.

The flood risk to the site comes from tidal sources and surface water (rainfall). Tidal flooding can be predictable in advance and is slow moving due to the nature of tidal water. The risk of a tidal flood event is 0.5% for any given year. Surface water flooding is linked to rainfall and therefore weather forecasting of heavy rain would have the potential to cause a surface water flood event. The surface water flooding is a low chance for the site with a probability of less than 0.1% chance of happening in any given year.

1. Before a flood

Get up to date information by noting:

- your local radio station for travel and weather
- the phone number for Floodline (0345 988 1188)
- local websites and social media

Check if your insurance covers you for flooding.

Think about how you could stop water entering your home. Check you know how to turn off your electricity and water.

Move important documents and possessions and store them in a location where they won't be damaged by flood water. Protect them in a waterproof container. Keep them in a place that is easy to get to in an emergency. These might include:

- passport
- driving licence
- medical cards
- insurance documents
- computers or laptops
- mobile phones and chargers
- important photos and papers
- items of sentimental value

2. Getting help

Keep a note of who can help you and anyone you can help.

This might be relatives, friends or neighbours. Make a note of what help you might need from them, or what you can do to help them.

2.1. Contact details you might need

Insurance:

- home
- contents
- vehicle

Utilities:

- electricity

- gas
- water
- telephone
- broadband
- mobile phone
- media providers

Finance:

- bank accounts

Pets:

- kennels
- carers
- vets

Council:

- district or unitary council
- town or parish council

Medical:

- doctors
- hospitals

3. Prepare a flood kit

Items you might want to include are:

- important documents and contact information
- warm, waterproof, and dry clothing and footwear
- a torch
- drinking water
- medicine
- toys for children
- baby care items
- mobile phone or device charger or spare batteries

3.1. Pets and animals

Think about what to do with pets if a flood happens. This could be:

- where they might go
- food
- carriers
- medicines

If you are asked to evacuate, many centres will allow you to bring your pet. Put cats or small animals in a carrier or small box.

4. Immediately before a flood

Actions you can take if you know you are about to be flooded include:

- turn off electricity, water and gas supplies
- lift curtains over rails above flood water levels
- use any measures you have to stop water entering your property, such as door guards or air brick covers
- move important items to safety
- lift rugs and smaller furniture upstairs or on to tables or worktops if possible
- get your flood kit together and prepare to move from your home
- move your pets and car away from flood areas if possible
- make sure your mobile phone or devices are charged

5. When a flood happens

Actions you should take:

- follow warnings, information and advice issued by authorities
- do not walk or drive through flood water, as it may conceal hidden dangers
- do not put yourself or others at risk
- take your flood kit with you if you directed to an evacuation centre
- let your family or friends know you are safe
- check they are safe too

6. After a flood

Actions you can take:

- do not return to your home until you are told it is safe to do so
- when returning home, remember that flood water may contain sewage and conceal hidden dangers
- wear appropriate waterproof or protective clothing when cleaning up
- contact your insurance company to start the claims process
- if you rent your property, contact your landlord and contents insurance company
- throw away items damaged by flood water after your property and items have been checked by a loss adjuster
- make sure you throw away items in an appropriate manner

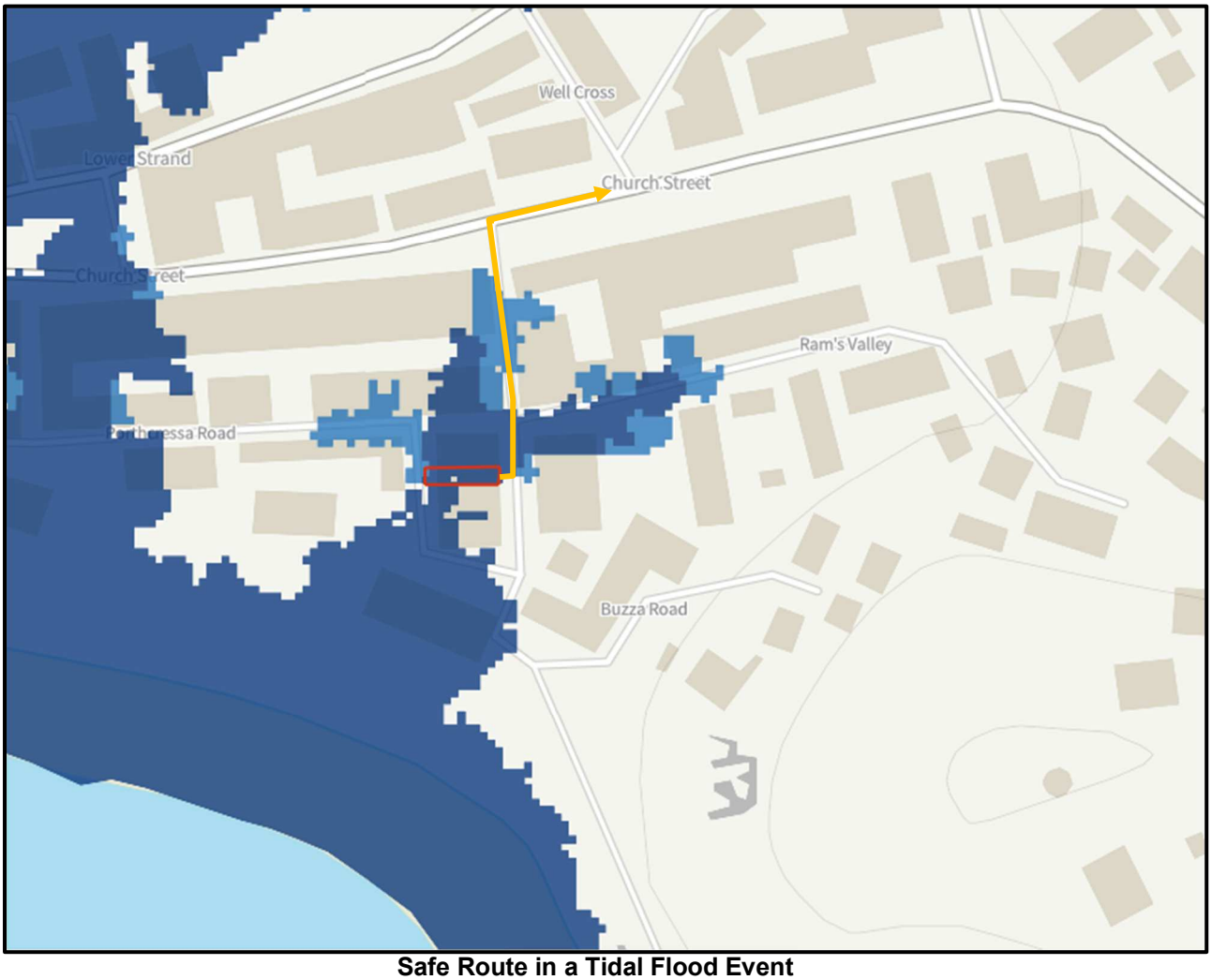
You may need gas or electricity engineers to check your supply before turning it back on.

Safe Routes and Refuge Areas

In terms of safe routes from the site, the safest route from the site is north along Buzza Street to Church Street. This is shown on the image below.

This is likely to be the safest route as the tidal flooding will come from the south/southwest of the site. The route quickly rises up and out of the floodplain. If floodwater is present on Buzza Street outside the front of the property, then occupants should not attempt to walk through floodwaters if it is deemed too dangerous to do so. The building has a first floor level which would offer a refuge area if required.

The maximum tidal flood depth at this location is anticipated to be 0.14m and this depth of flooding may be passable most people. It is recommended that children, elderly and infirm do not attempt to pass through floodwaters of this depth.



Safe Route in a Tidal Flood Event

Enc. Personal Flood Plan Checklist

Personal flood plan

Checklists to help you prepare for flooding

Before a flood

Actions	Done	Notes
Check what to do before or during a flood		
Sign up for flood warnings		
Check you understand what the warnings mean: • Flood alert • Flood warning • Severe flood warning		
Note your local radio station for travel and weather updates		
Note the phone number for Floodline (0345 988 118)		
Note your local websites and social media for updates		
Check if your insurance covers you for flooding		

Think about how you could stop water entering your home		
Check you know how to turn off your electricity and water		

Move important documents and possessions to a high-up place so that they're safe from flood water. Protect them in a waterproof container. Keep them in a place that is easy to get to in an emergency.

Documents	**Done**	**Notes**
Passport		
Driving licence		
Medical cards		
Insurance documents		
Computers or laptops		
Mobile phones and charges		
Important photos and papers		
Items of sentimental value		

Getting help

Keep a note of who can help you and anyone you can help.

This might be relatives, friends or neighbours. Make a note of what help you might need from them, or what you can do to help them.

Contact details you might need

Insurance	Done	Notes
Home		
Contents		
Vehicle		

Utilities	Done	Notes
Electricity		
Gas		
Water		
Telephone		
Broadband		
Mobile phone		
Media providers		

Finance	Done	Notes
Bank accounts		

Pets	Done	Notes
Kennels		
Carers		
Vets		

Council	Done	Notes
District or unitary		
Town or parish		

Medical	Done	Notes
Doctors		
Hospitals		

Preparing a flood kit

Items you might want to include	Done	Notes
Important documents and contact information		
Warm, waterproof and dry clothing and footwear		

A torch		
Drinking water		
Medicine		
Toys for children		
Baby care items		
Mobile phone or device charger or spare batteries		

Pets and animals

Think about what to do with pets if a flood happens.

Actions	**Done**	**Notes**
Where they might go		
Food		
Carriers		
Medicines		

If you are asked to evacuate, many centres will allow you to bring your pet. Put cats or small animals in a carrier or small box.

Immediately before a flood

Actions you can take if you know you are about to be flooded

Actions	Done	Notes
Turn off electricity, water and gas supplies		
Lift curtains over rails above flood water levels		
Use any measures you have to stop water entering your property, such as door guards or air brick covers		
Move important items to safety		
Lift rugs and smaller furniture upstairs or on to tables or worktops if possible		
Get your flood kit together and prepare to move from your home		
Move your pets and vehicles away from flood areas if possible		
Make sure your mobile phone or devices are charged		

When a flood happens

Actions you should take

Actions	Done	Notes

Follow warnings, information and advice issued by authorities		
Do not walk or drive through flood water, as it may conceal hidden dangers		
Do not put yourself or others at risk		
Take your flood kit with you if you are directed to an evacuation centre		
Let your family or friends know you are safe		
Check they are safe too		

After a flood

Actions you can take

Actions	**Done**	**Notes**
Do not return to your home until you are told it is safe to do so		
When returning home, remember that flood water may contain sewage and conceal hidden dangers		
Wear appropriate waterproof or protective clothing when cleaning up		

Contact your insurance company to start the claims process		
If you rent your property, contact your landlord and contents insurance company		
Throw away items damaged by flood water after your property and items have been checked by a loss adjuster		
Throw away items in an appropriate manner		

You may need gas or electricity engineers to check your supply before turning it back on.

Further information

You can find more information from:

- Your local council
- Your local advice centre
- The British Red Cross
- The National Flood Forum

Use this space to make any further notes you think might help you.