

Date: 10 June 2025
Our ref: 514450
Your ref: EIA Screening Opinion request for Water Supply Project



Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

Hornbeam House
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BY EMAIL ONLY

T 0300 060 3900

Dear Lisa,

Environmental Impact Assessment Screening consultation:

- Installation of the Reverse Osmosis (R/O) Treatment Works including a new building and associated infrastructure at lower Town
- Seawater intake and Brine Discharge Structure at Lower Town Quay
- New Treated Water Storage Tank and Booster Station at Middle Town
- Installation of below ground 150mm connecting pipework
- A New below ground pumping station at Karma Hotel

Location: St. Martin's, Isles of Scilly

Thank you for your consultation on the above dated 27 May 2025 which was received by Natural England on 03 June 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

It is Natural England's advice, on the basis of the material supplied with the consultation, that the proposed development has potential likely significant effects on statutorily designated nature conservation sites or landscapes and further consideration is required.

Schedule 3(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'.

The proposed development is located within/partly within or has the potential for adverse effects on the following designated nature conservation sites or designated landscapes:

- Isles of Scilly National Landscape
- The Isles of Scilly Heritage Coast

- Isles of Scilly Complex SAC
- Isles of Scilly SPA
- Tean MCZ
- St Martin's Sedimentary Shore SSSI

Natural England has not assessed the significance of any impacts on these designated sites or landscapes. The proposed development may therefore be likely to have significant effects on the interest features for which these sites are notified or the purposes of designation and we advise you to consider further whether an Environmental Impact Assessment (EIA) is required.

Should you decide that an EIA is not required, Natural England advises that sufficient information on the potential impacts of this proposal upon these designated sites/areas is submitted with any subsequent planning application. We would be pleased to discuss this further with the applicant through our [Discretionary Advice Service](#).

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect protected species to such an extent as to require an Environmental Impact Assessment (EIA). The developer must provide sufficient information for your authority to assess whether protected species are likely to be affected and, if so, whether appropriate avoidance, mitigation or compensation measures can be put in place. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. This development proposal may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land or on local landscape character that may be sufficient to warrant an EIA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the proposed development before determining whether an EIA is necessary.

Should you determine that an EIA is not required in this case, you should ensure that the application is supported by sufficient biodiversity, landscape and other environmental information in order for you to assess the weight to give these material considerations when determining the planning application.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that this response relates only to the EIA screening consultation. Natural England may wish to provide advice should your authority consult us on any subsequent planning application and associated environmental assessments. Guidance on when to consult Natural England is [here](#).

Please send any new consultations, or any further information on this consultation to: consultations@naturalengland.org.uk.

Yours sincerely
Meg Hayward Smith