



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Application Number: EIA-24-002	Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (SI No. 571) Regulation 6: screening opinion checklist Screening request under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 SI No. 571
Screened by: Lisa Walton Chief Planning Officer	
Date: 05 February 2025	

Request for a formal EIA Screening Opinion		Yes or No
1	Is this a Schedule 1 development?	No
<small>If YES – EIA development, EIA required, If NO – go to Box 2.</small>		
2	Is this a Schedule 2 Development?	Yes
	Which category	10 (I)
a)	Is it of a description mentioned in column 2 of the table in Schedule 2?	No
<small>If YES – go to 2(b) and (c); If NO – not Schedule 2 development, no EIA required.</small>		
b)	Is any part of the site in a 'sensitive area'?	Yes
<small>(i.e. SSSI, AONB, World Heritage site, SAC, scheduled monument etc)</small>		
c)	Is any applicable threshold or criterion in the table in Schedule 2 exceeded or met in relation to the development?	No <5km
<small>If YES to either 2(b) or (c) – Schedule 2 development – go to Box 3. If NO to both 2(b) AND (c) – not Schedule 2 development, no EIA required.</small>		
3	Would the development site/proposal be likely to have significant effects on the environment because of factors such as its nature, size or location?	no
<small>If YES – EIA development, EIA required. If NO – not EIA development, no EIA required.</small>		

Screening Opinion - reason(s) for decision:

The development falls within Schedule 2 part 10(b).

NOTE: Use the following headings taken from Schedule 3 of the Regs to help define the proposal and its potential for generating significant environmental effects.

1. The characteristics of development must be considered having regard in particular to:

<p>a) the size of the development;</p>	<p>The works include a proposed intake pumping stations and reverse osmosis (RO) water treatment works and associated and peripheral installations (radon tower, boreholes, tanks etc) at Lower Town. These works will be the subject of a planning application with an EIA.</p> <p>This EIA Screening opinion relates only to the interconnecting pipelines (of approximately 1.5km) to connect these up to Middle Town. If these are not EIA level development, then the pipelines would fall under Permitted Development for SWW as a Statutory Undertaker.</p>
<p>b) the accumulation with other development;</p>	<p>At the time of writing there is already pipeline works taking place to connect middle town to Higher Town on St Martins but no other significant developments in St Martins.</p>
<p>c) the use of natural resources;</p>	<p>Digging of soil, disruption of ground root of hedges, as pipeline follows field boundaries.</p>
<p>d) the production of waste;</p>	<p>The EIA screening report submitted notes that the works area will be delineated prior to excavation commencing to ensure waste and materials are controlled and monitored.</p>
<p>e) pollution and nuisances;</p>	<p>Measures to control dust, noise, light, vibration and other sources of nuisance will be documented in a Construction Environmental Management Plan (CEMP). The Principal Contractor will be responsible for implementing the CEMP and ensure activities are completed in line with good practice guidance and relevant legislation. As a result, it is considered unlikely that construction of the proposed scheme would result in adverse effects to the ecological designations. Subject to the findings of the ground investigation works, CEMP measures are likely to include the following:</p> <p>Dust</p> <ul style="list-style-type: none"> • Spraying water to suppress dust, for example damping down excavation sites during construction; • If feasible, excavations and earthworks activities should be avoided during very dry or windy weather; • Applying sheeting / a covering over soil stockpiles (such as excavated soils to be stored for backfilling); and • Cleaning the road / track near to the works location, as required. <p>Noise and Vibration</p>

	<ul style="list-style-type: none"> • Construction contractors should adhere to the codes of practice for construction work given in BS 5228-1:2009-Code of practice for noise and vibration control on construction and open sites – Noise and the guidance given therein regarding minimising noise from the site; • Construction plant and equipment should comply with UK noise emissions limits; • Implementation of a no-idling policy for vehicles; and • Site fencing / hoarding to be erected prior to the commencement of construction. <p>Light</p> <ul style="list-style-type: none"> • It is not considered likely that construction activities, such as excavation or installation, would occur during night-time and therefore require lighting. However, if construction lighting was required measures may include: <ul style="list-style-type: none"> ○ Turning off lights when not in use to minimise light spill away from the site; ○ Switching off lighting when not required; ○ Undertaking daily assessments for need and appropriateness of task lighting; and ○ Ensuring that light scatter is minimised through height and direction adjustment.
<p>f) the risk of accidents, having regard in particular to substances or technologies used.</p>	<p>As with any maritime or coastal development/construction project there is some risk of incidents and accidents. The site area is primarily located in flood zone 1, so no critical risk of tidal ingress/flooding. However there are sections that are noted as being in Flood Zones 2 and 3 where there is an increased risk of flooding. Appropriate safety control measures, including those proposed within the flood risk assessment, would be implemented in such areas to reduce the potential for significant flooding events. Construction compounds / storage areas will not be located within Flood Zones 2 or 3. There is no record of unexploded bombs, as noted in the screening report.</p> <p>The EIA Screening report notes that the principal contractor will have an emergency plan in place during construction in accordance with the Management of Health and Safety at Work Regulations 1999. The emergency plan must detail planned procedures that should be followed, should an emergency arise such as flooding, explosions and serious injuries. It is unlikely that there will be a significant effect from major accidents or disasters.</p> <p>There is a low potential risk of accidents associated with the project.</p>

<p>g) The risks to human health (for example, due to water contamination or air pollution).</p>	<p>The construction of the proposed scheme is likely to cause short-term disruption to public receptors on the island. The Principal Contractor will adhere to the policies and procedures cited within their prescribed Risk Assessment Method Statement (RAMS) which will be appended to the CEMP. Topics covered will include:</p> <ul style="list-style-type: none"> • Control of Substances Hazardous to Health (COSHH); • Safe driving; • Digging around services; and • Personal Protective Equipment (PPE) requirements.
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2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

<p>a) the existing land use;</p>	<p>The land is largely undeveloped land comprising various agricultural fields, but a number of sites are within or very close to natural and historic designations including SPA/SAC/SM/ACA</p>
<p>b) the relative abundance, quality and regenerative capacity of natural resources in the area;</p>	<p>In this context 'natural resources' has been taken to mean those resources which exist naturally and can be used to attribute or derive value, including biodiversity interests and the natural landscape.</p> <p>Due to the location it is considered that the impact of the works, if care is taken, would be very unlikely to have a significant impact.</p> <p>Overall there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves.</p>
<p>c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ol style="list-style-type: none"> I. Wetlands; II. Coastal zones; III. Mountain and forest areas; IV. Nature reserves and parks; V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural 	<p>The absorption capacity of the natural environment is considered to be high. However, there are a number of delicate natural environment (V) and historic designations (VIII):</p> <ul style="list-style-type: none"> • Plains & Great Bay (St Martin's) SSSI – approximately 5m from the east boundary of the pipeline extents east of Middle Town. 14.45ha in 100% favourable condition. • Isles of Scilly Special Protection Area (SPA) – 200m east of the proposed pipeline (at its closest point); • St Martin's Sedimentary Shore SSSI – located approximately 230m south of pipeline extents (at its closest point); • Isles of Scilly National Landscape (AONB) (archipelago-wide);

<p>habitats and of wild fauna and flora (b);</p> <p>VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;</p> <p>VII. Densely populated areas;</p> <p>VIII. Landscapes of historical, cultural or archaeological significance;</p>	<ul style="list-style-type: none"> • Isles of Scilly Complex Special Area of Conservation (SAC) – 270m east of the proposed pipeline (at its closest point); • Porth Seal (St Martin's) Geological SSSI (gSSSI) – 315m to the north-west of proposed pipeline extends north of Middle Town; 0.99ha 100% in favourable condition. • Isles of Scilly Marine Conservation Zone (MCZ) this is a collection of inshore sites around the Isles of Scilly, located approximately 45 km southwest of the Cornish coast. Designated in 2013, the MCZ aims to protect a variety of marine habitats and species. It consists of 11 separate sites covering over 30 km², each with specific features and habitats <p>➤ 11 Scheduled Monuments, the closest of which are:</p> <ul style="list-style-type: none"> • PREHISTORIC CAIRN CEMETERY, FIELD SYSTEM AND SETTLEMENTS ON TOP ROCK HILL, ST MARTIN'S – located approximately 5m from scheme extents north of St Martin's Island Hall & Reading Room; and <p>The north east side of the site boundary, at Middle Town, extends into this designation.</p>
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3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

<p>a) The extent of the impact (geographical areas and size of the affected population);</p>	<p>The landscape and visual impacts would be experienced by receptors, including those living nearby, by those travelling between the islands and to some limited extent from longer distance views.</p> <p>It is considered that the development would not generate any impact with respect to landscape and visual impact in relation to the Regulations as the works would have no long-term visual impact.</p>
<p>b) The nature of the impact;</p>	<p>The proposed scheme lies within two sites within the National Site Network (hereafter referred to as Habitats Sites) and lies approximately 191m from another Habitat Site. As such there is potential for significant effects to occur which must be assessed in line with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The EIA notes that a separate report to Inform HRA (covering both stage 1 and stage 2) will be submitted as part of the planning application. No significant cumulative effects with other nearby schemes have been identified.</p>

	<p>It is possible that there could be some localised changes in the surroundings of the proposed scheme, such as production of dust, emissions, noise, and vibration associated with the excavation of the trench and installation of the pipe. However, these changes are not likely to significantly affect the European sites which are located at the coast (and not in immediate proximity to the proposed scheme) or the features of the SSSI (despite the closer proximity). The qualifying features of the European Sites are focused on a more coastal location than where the proposed scheme is located which reduces potential for interactions and disturbance for the majority of the qualifying habitats and species. In addition, the proposed scheme's construction phase will be temporary and short term, once operational the proposed scheme will be below ground, and no effects are anticipated.</p>
<p>c) The trans-frontier/transboundary nature of the impact;</p>	<p>Installing a water pipeline close to a coastline can have several environmental impacts, some of which may cross national boundaries. The principal contractor will need to consider:</p> <p>Water Quality: Pipelines can pose risks to water bodies through potential leaks or spills, which can lead to contamination of coastal waters and affect marine life. This contamination can spread across borders, impacting neighboring countries' coastal ecosystems.</p> <p>Habitat Disruption: The construction and maintenance of pipelines can disrupt coastal habitats, affecting both terrestrial and marine ecosystems. This disruption can lead to habitat fragmentation and loss, which can have transboundary effects on migratory species and shared ecosystems.</p> <p>Soil Erosion and Sedimentation: Pipeline construction often involves significant land disturbance, which can lead to soil erosion and increased sedimentation in coastal waters. This sediment can travel across borders, and although low risk in this case does have the potential to impact water quality and marine habitats in neighboring countries.</p> <p>Transboundary Water Management: Coastal pipelines can impact shared water resources, such as transboundary aquifers for example. In this case the small scale level of the impact would suggest effective management would mitigate these impacts and ensure sustainable use of shared water resources for St Martins.</p> <p>Pollution and Waste: The operation of pipelines can generate pollution and waste, which can affect air and water quality. These pollutants can travel across borders,</p>

	<p>impacting the health and environment of neighboring regions.</p> <p>The scale of the works are unlikely to result in trans-frontier boundary impacts due to small scale nature.</p>
d) The magnitude and complexity of the impact;	<p>The impacts from construction on the site would be temporary.</p> <p>The intensity of the impact is likely to be relatively limited in terms of a visual envelope.</p>
e) The probability of the impact;	<p>Construction impacts, although temporary, could result in some impacts upon the locality.</p> <p>The proposal would not have an impact upon the character and appearance of the area.</p>
f) The expected onset, duration, frequency and reversibility of the impact;	<p>The development of the site for the purposes indicated would be in perpetuity but would be reversible, and the site could be redeveloped/restored in the future. The characteristics of the completed development would be unchanging in the broader sense.</p>
g) The cumulation of the impact with the impact of other existing and/or approved development;	<p>There are no significant developments taking place currently within St Martins.</p>
h) The possibility of effectively reducing the impact.	<p>High if the works are carried out in accordance with a CEMP</p>
Q1 Is it a major development which is of more than local importance?	No
Q2 Does it affect a particularly environmentally sensitive or vulnerable location?	Yes
Q3 Does it have unusually complex and potentially hazardous environmental effects?	No
<p>Conclusion</p> <p>Having regard to the characteristics, scale and potential impacts of the development, the proposal would not amount to EIA development. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development (Schedule 3) and the indicative thresholds and paragraphs 017, 018 and 023 of Planning Practice Guidance.</p>	
Environmental Impact Assessment	Not Required