



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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1. Case Details

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			
Case Reference	EIA-21-002-SCR St AGNES	Brief Description of the project/development.	To prevent erosion and overtopping risks, repair slipway, prevent flooding and provide long-term storage of defensive materials
Applicant	Adaptive Scilly Coastal Defense works.		
LPA	Council of the Isles of Scilly		
Date Assessed	25 th May 2021	Officer:	Lisa Walton
Start Date	25 th May 2021	21-day Expiry Date	15 th June 2021

2. EIA Details

		Yes or No
1	Is this a Schedule 1 development?	No
If YES – EIA development, EIA required, If NO – go to Box 2.		
2	Is this a Schedule 2 Development?	Yes
	Which category	10 (M) Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works.
a)	Is it of a description mentioned in column 2 of the table in Schedule 2?	Yes
If YES – go to 2(b) and (c); If NO – not Schedule 2 development, no EIA required.		
b)	Is any part of the site in a 'sensitive area'?	Yes
	If YES, which area	Within: Isles of Scilly AONB, Conservation Area

		Close proximity: Big Pool and Browarth Point SSSI and IoS SAC Complex and SPA
(i.e. SSSI, AONB, World Heritage site, SAC, scheduled monument etc)		
c)	Is any applicable threshold or criterion in the table in Schedule 2 exceeded or met in relation to the development?	All works of this nature trigger the requirement for an EIA.
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.		
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?	Yes
If YES – EIA development, EIA required. If NO – not EIA development, no EIA required.		



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Screening Opinion - reason(s) for decision:

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

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.

Relevant questions as defined in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

1. Characteristics of the Development

a) the size of the development;

The site area overall spans 13 sites across three of the islands of Scilly for St Martin's this is:

7 proposals on St Agnes: this includes the creation of a storage area for sand and rock for use on a two yearly cycle. The supply of stop logs and the fitting of stop logs to the slipway at periglis. A repair of the slipway including the positioning of rock armour at the quay and its tie-in with the beach entrance, a number of options for reducing the overtopping risk at Porth Coose and Periglis includes (1) dune restoration with natural coastal dune flora, and imported crushed granite/biomatting; or (2) concrete block revetments with some areas treated as (1). The third option being Tecco Cell erosion protection matting, and again parts treated as (1) above. Installation of rock armour to reduce overtopping at Porth Killier. To protect the main road, reduce overtopping and halt ram erosion it is proposed to installed localised 2.5m high rock armour revetment for Porth Killier as well as improving the sea wall stability in this area by installing rock armour

b) the accumulation with other development;	Having regard to the nature of works, which includes repairs, addition of rock armour, the potential to restore 500m of dunes, including the introduction of imported granite together with the number of project elements for St Agnes, it is considered that the proposal could give rise to some impacts due to close proximity of the works around the north side of the island.
c) the use of natural resources;	Some re-use of local materials: in situ materials would include sand and aggregate, in addition to planting and plant transposing.
d) the production of waste;	Likely to be minimal but will depend on the options for porth coose, which could see the introduction of concrete block revetment or tecco cell erosion protection matting.
e) pollution and nuisances;	<p>The importation and shifting of materials as part of this project could give rise to emissions from vehicles throughout the operational phase, which could impact upon habitats and species, as well as on the resident population and visitors.</p> <p>Additional emissions are generated through the freighting of materials to get them to the islands.</p> <p>Throughout the construction phase such as the re-routing of the coast path, depending on weather conditions could generate dust and noise. If any operations take place overnight, the use of external lighting during operations could add to light pollution, sky glow and impacts upon ecology (e.g. bats) if the lighting is not carefully designed and installed and operated correctly.</p>
f) the risk of accidents, having regard in particular to substances or technologies used.	<p>It is noted that some aspects of the project are below MHWS, particularly at Porth Killier but no project elements are below the and MLWS water but as with any maritime or coastal development/construction project there is some risk of incidents and accidents.</p> <p>There is a low potential risk of accidents associated with vehicle movements, particularly through the movement of heavy materials from the quay to site.</p>
g) The risks to human health (for example, due to water contamination or air pollution).	<p>The development may give rise to impacts from air quality and contamination land through both the construction and operation of the development.</p> <p>Risks to construction and groundworkers is deemed moderate with a low risk to end users from contamination.</p>
2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:	

a) the existing land use;	<p>The land is currently undeveloped land comprising dune and coastal access areas:</p> <p>St Agnes (Designations Affected):</p> <p>Big Pool and Browarth Point SSSI and IoS SAC Complex</p>			
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	<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 locations, the impact of the works, if care is taken to avoid non-native invasive species on any due reinstatement elements, would be very unlikely to have a significant impact.</p> <p>The development has the potential to have a positive impact upon ecology. Given the existing land uses there is some potential to enhance habitats and the importance of these to the marine environment particularly in relation to the wider SAC/SPA whilst protecting the terrestrial environment more widely.</p> <p>Big Pool and Browarth Point SSS:</p> <p>Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves.</p>			
c) the absorption capacity of the natural environment, paying particular attention to the following areas:				
I. Wetlands;	No	Brackish/Freshwater	Big Pool	Works are designed to protect the groundwater recharge area from overtopping.
II. Coastal zones;	Yes	Heritage Coast, AONB, SSSI (Big Pool and Browarth Point SSSI)	Big Pool and Browarth Point SSSI: 100% in favourable condition. Big Pool is located on the north side of the island of St Agnes in the south-western part of the Isles of Scilly archipelago. This and the	Given the scale and location of the project, combined with the predicted short duration of the construction phase, it is unlikely that significant volumes of contaminated sediment

			<p>adjacent Little Pool are the only areas of open water on the island; separated from the sea by narrow, mobile shingle and boulder beaches which are occasionally overtopped during winter gales. The adjacent wet grassland contains a number of rare and notable plant species. Prominent raised beach deposits are exposed at the eastern edge of the site.</p> <p>Big Pool, and Little Pool to the east, are mesotrophic freshwater habitats with abundant fennel pondweed <i>Potamogeton pectinatus</i>. However the occasional influx of sea water during winter storms and the exposure to salt spray has resulted in some brackish influence reflected by the presence of saltmarsh rush <i>Juncus gerardi</i> and sea club-rush <i>Scirpus maritimus</i> around the margins of both pools.</p>	would be released into the environment and have a significant impact on human health or that of surrounding flora and fauna.
III. Mountain and forest areas;	No	-	-	-
IV. Nature reserves and parks;	No	-	-	-
V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the	Yes	<p>(a) Isles of Scilly Special Protection Area (SPA):</p> <ul style="list-style-type: none"> A014(B) <i>Hydrobates pelagicus</i>: European storm-petrel Seabird assemblage 	Isles of Scilly Complex SAC and Isles of Scilly SPA have known pressures/threats from invasive species, fisheries impact, habitat fragmentation, public disturbance to wildlife and habitats and water pollution.	The use of in situ materials and transposing of plants will limit the introduction of invasive species and likely. Given the scale and location of the project, combined with the predicted short duration of the construction phase, it is unlikely that significant volumes of contaminated

<p>conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b);</p>		<ul style="list-style-type: none"> • A183(B) Larus fuscus: Lesser black-backed gull <p>(b) Isles of Scilly Complex Special Area of Conservation (SAC):</p> <ul style="list-style-type: none"> • H1110 Sandbanks which are slightly covered by sea water all the time • H1140 Mudflats and sandflats not covered by seawater at low tide • H1170 Reefs • S1364 Halichoerus grypus: Grey seal • S1441 Rumex rupestris: Shore dock 		<p>sediment would be released into the environment and have a significant impact on human health or that of surrounding flora and fauna. Sufficient information, however, will be required on the potential impacts of this proposal on these designated sites.</p>
<p>I. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;</p>	<p>No</p>	<p>-</p>	<p>-</p>	<p>-</p>
<p>I. Densely populated areas;</p>	<p>No</p>	<p>Population of St Agnes around 85 (2011 census)</p>	<p>-</p>	<p>-</p>
<p>II. Landscapes of historical, cultural or archaeological significance;</p>	<p>Yes</p>	<p>Designated heritage assets: Conservation Area</p>	<p>SMs and LBC not identified in the SW Heritage at Risk 2020 but will be vulnerable to rising sea levels and any ground disturbance around the site, particularly at Periglis which could potentially see the restoration of 500m of</p>	<p>Given the scale, nature and location of the project, it is possible for the elements of the project to give rise to some impacts on both designated and non-designated heritage assets. Particularly within the archaeological</p>

		<p>Scheduled Monuments: Two early Post-medieval quays in north and western Periglis,</p> <p>Prehistoric settlement and field system at Porth Killier,</p> <p>Listed Building: Church of St Agnes, Grade II</p> <p>Archaeological Constraint Areas: Periglis and Porth Killier</p> <p>Undesignated heritage: the potential presence of undesignated gig shed sites within or close to the area of proposed works at Periglis.</p>	<p>dunes. The ACA at this site means there is a high probability for previously unknown archaeological remains to be found and/or disturbed by the works.</p> <p>The prehistoric settlement site at Porth Killier contains an unusually good survival of Bronze Age structural remains in direct association with extensive and undisturbed contemporary occupation layers. From a programme of detailed recording, sampling and analysis, this settlement is known to be a particularly rich and closely datable source of economic, environmental and artefactual information of national significance for studies of this period; its faunal assemblage also includes many species not previously recorded in Bronze Age deposits on Scilly and it forms one of the main sites quoted in palaeo-environmental assessments of the Isles of Scilly. Despite encroachment of the coastal cliff, archaeological prospecting has indicated the considerable area behind the cliff face in which these buried stratified deposits will survive and has thereby confirmed the long term presence of important prehistoric settlement remains at this location. The prehistoric field system in this monument shows clearly the manner of prehistoric land division employed, and its proximity to similar remains beyond the monument</p>	<p>constraint areas at Periglis (which covers the dunes, foreshore and intertidal areas and extends to cover the church and church yard) and Porth Killier (which doesn't cover the foreshore but does encompass the dunes and the landscape to the south and east and the SM of the prehistoric field system). Further assessment should be prepared by the applicant to understand and evidence the potential impacts on heritage assets.</p>
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			near Higher Town demonstrate the broader context in which the settlement focus developed.	
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:				
a) The extent of the impact (geographical areas and size of the affected population);	<p>The landscape and visual impacts would be experienced by those living nearby and to a lesser extent from some longer distance views.</p> <p>It is considered that the development would not generate a significant impact with respect to landscape and visual impact in relation to the Regulations as the site would be seen within the context of the coastal environment of St Agnes island</p>			
b) The nature of the impact;	<p>Impacts likely to be mainly visual from the changes to the dunes, storage of materials, installation of additional rock armour. More inland is the open storage of materials, identified as being in dumpy bags for a period of 15 years.</p> <p>Impacts upon the protected species and habitat can be assessed as part of the planning application. Wider impacts upon the European Designated sites has not been assessed under the Habitat Regulations and mitigation.</p>			
c) The trans-frontier/transboundary nature of the impact;	<p>The works fall above both mean high water spring but with some aspects below. No works are proposed below the MLWS but impacts from the terrestrial and into the marine environments could arise through materials being washed down the beach, either during periods of high rainfall or through high tides.</p>			
d) The magnitude and complexity of the impact;	<p>The intensity of the impact is likely to be relatively limited in complexity and magnitude</p>			
e) The probability of the impact;	<p>High</p>			
f) The expected onset, duration, frequency and reversibility of the impact;	<p>Gradual onset as works progress around the north side of St Agnes once works commence. Duration would be limited and frequency would be a one-off to secure the coastline and protect fresh water, seawall stability, roads and slipway. The works would not be reversible.</p> <p>Two year frequency for replacement of dumpy bags of storage materials expected for back-up supplies over a period of 15 years.</p>			
g) The cumulation of the impact with the impact of	<p>Having regard to other developments it is considered that the proposal may give rise to some in-combination impacts.</p>			

<p>other existing and/or approved development;</p>	
<p>h) The possibility of effectively reducing the impact.</p>	<p>The schedule of proposed works includes a number of options which will have varying degrees of effectiveness in terms of achieving long term aims. It is considered that the main effective way of reducing the visual impact of the works would be for them to not take place and allow the coastline to naturally change. This is not a viable option. There are alternatives to the types of materials, particularly the repairs to the low sections of dune at Porth Coose. The most visually harmful solution is the concrete block revetment, which may appear as an unsympathetic solution for coastline protection (usually used in connection with protecting high density population areas). There are therefore a number of options that are reasonable to reduce the impact of visual harm.</p> <p>The use of an agricultural field, for material storage, could be reduced through the erection of an agricultural style building, which would enable materials to be protected, reduced the need to have a 2-yearly replacement of dumpy bags. Alternatively this site could be screened through the planting of traditional field boundaries to minimise visual impact.</p> <p>In relation to historic environment impacts then an archaeological impact assessment will need to be undertaken at an early stage in the planning process to enable informed advice to be provided on this scheme by Historic England and Cornwall Council's Archaeology Service. The archaeological assessment should take a particular (though not exclusive) focus on the potential for buried prehistoric land surfaces, inter-tidal remains and peat deposits which may contain early prehistoric archaeological remains and preserved palaeo-environmental evidence.</p>



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Conclusions – According to EIA Regulations Schedule 3

Q1	Is it a major development which is of more than local importance?	N/A
Q2	Does it affect a particularly environmentally sensitive or vulnerable location?	Yes
Q3	Does it have unusually complex and potentially hazardous environmental effects?	yes
Conclusion Having regard to the characteristics, scale and potential impacts of the development, the proposal would likely give rise to significant effects that would 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, 023 and 027 of Planning Practice Guidance.		
Environmental Impact Assessment		Required