

Our ref: 121727-001

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Council of the Isles of Scilly  
Town Hall  
St Mary's  
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Dear Sir/Madam,

**Request for Screening Opinion in accordance with Environmental Impact Assessment (EIA) Regulations 2017 (as amended) for the installation of a below ground water supply distribution pipeline from Middle Town borehole site to Higher Town borehole site, on the island of St Martin's, Isles of Scilly**

We are writing on behalf of South West Water (SWW) to formally request a Screening Opinion pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs 2017), in relation to the installation of a below ground water supply distribution pipeline from Middle Town borehole site to Higher Town borehole site, on the island of St Martin's, Isles of Scilly.

SWW is a regulated business with statutory responsibilities for the provision of water and wastewater services to over 1.7 million people and businesses in Cornwall, Devon, the Isles of Scilly and parts of Somerset and Dorset. SWW started running water and wastewater services on the Isles of Scilly in 2020. SWW are investing to improve resilience and compliance, as well as building up an understanding of water sources and the environment of the Islands. SWW are investing in improving water quality and resilience to create a stable resource position. The project is also driven by the experienced seasonal population changes and projected increases.

Potable water is currently abstracted at Lower Town, Middle Town and Higher Town from boreholes within 3 separate networks. The project driver is to improve water quality, and increase supply during peak season. It is proposed to pump treated water from Middle Town to Higher Town to ensure sufficient higher quality potable water supplies during the peak tourist season. The proposed pipeline is approximately 1,450m in length and will comprise two new pressurised potable water distribution pipelines between Middle Town and Higher Town.

SWW are a statutory undertaker for water and sewerage services. The laying of below ground water pipelines falls within the Permitted Development rights afforded to SWW as a Statutory Undertaker under The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 13, Class A (a) "*development not above ground level required in connection with the supply of water or for conserving, redistributing or augmenting water resources, or for the conveyance of water treatment sludge*".

The proposed development is not Schedule 1 development. The proposed development does fall under Schedule 2, 10 (l) Installations of long-distance aqueducts, of the EIA Regulations. The relevant threshold listed in Column 2 of Schedule 2 is 1 hectare. In accordance with the Regulations if the proposed development is located within a 'sensitive area' the thresholds do not apply. The proposed development is located within the Isles of Scilly Area of Outstanding Natural Beauty (AONB), now known as National Landscapes, which is a sensitive area, as defined by the EIA Regulations 2017. In accordance with the Regulations the proposed development must be subject to EIA screening

with the Local Planning Authority to determine whether the proposed development comprising EIA development or not.

Submitted as part of this request is an Environmental Impact Assessment Screening Report (ref 107780-PEF-DP-100-T.RP-EN-0001) which has been prepared by Pell Frischmann. The report has been prepared to provide the Isles of Scilly Council with sufficient information to formulate a Screening Opinion. It outlines the potential for significant environmental impacts from construction and operation of the proposed scheme, in accordance with the EIA Regulations.

Based on the information within the report, it is considered that the proposed scheme does not meet the criteria under the EIA Regulations and is not 'EIA Development'. As such, SWW is proposing to pursue the installation of the below ground pipeline utilising their permitted development rights as a Statutory Undertaker.

If you have any queries, please do not hesitate to contact myself or my colleague Maxwell Griffin (maxwell.griffin@fishergerman.co.uk).

Yours sincerely



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107780-PEF-DP-100-T.RP-EN-0001 - Environmental Impact Assessment Screening Report