



COUNCIL OF THE ISLES OF SCILLY

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Application Number: P/19/060/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Lisa Walton On: 18/10/2019	

This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs

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

a) the size of the development;	0.06ha with the footprint of the dwelling being around 48 square metres of that site.
b) the accumulation with other development;	The dwelling will add to the existing buildings on this tenancy, including the winery, the vineyard shop and shed and an additional shed (additional application P/19/059/FUL will also consider x2 shepherds huts for holiday let).
c) the use of natural resources;	<p>Power and water will be required for the dwelling, but connections to existing supplies will be provided. Renewable energy is also stated to be under consideration, which will also be required for a recommended SDM condition. This will ensure water and energy consumption are minimised.</p> <p>Construction materials are sourced from the mainland. Minimal use of the islands natural resources. The vineyard is an existing business.</p>
d) the production of waste;	The dwelling will connect into an existing septic tank. Disposal of contents would require more frequent emptying but this would need to comply with the relevant permits.
e) pollution and nuisances;	Septic tank outfall is existing and should not be contaminating existing ground water supplies. The increase in additional use should not have a significant increase in impact.

f) the risk of accidents, having regard in particular to substances or technologies used.	Low risk, the vineyard business is existing and the additional dwelling would not increase any risk of accidents. Construction of the dwelling would need to comply with construction safety standards. Subject to the risk of accidents is low.
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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:

a) the existing land use;	The existing land use is agricultural
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	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.
c) the absorption capacity of the natural environment, paying particular attention to the following areas: 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 habitats and of wild fauna and flora (b); VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; VII. Densely populated areas; VIII. Landscapes of historical, cultural or archaeological significance;	The absorption capacity of the natural environment is considered to be high.

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);	The impact will be limited to the building and the loss of a small section of an agricultural field.
b) The trans-frontier nature of the impact;	There will not be any trans-frontier impacts
c) The magnitude and complexity of the impact;	Low
d) The probability of the impact;	Low
e) The duration, frequency and reversibility of the impact.	The proposed dwelling would be permanent but due to the nature of construction would be reversible.

- Q1 Is it a major development which is of more than local importance?
- Q2 Does it affect a particularly environmentally sensitive or vulnerable location?
- Q3 Does it have unusually complex and potentially hazardous environmental effects?

Conclusion

Environmental Impact Assessment

Not required