



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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

☎0300 1234 105

✉planning@scilly.gov.uk

Application Number: P/21/045/COU	<b>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</b>
Screened by: Lisa Walton Senior Officer: Planning and Development Management On: 3rd September 2021	

## 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;	Applicants leased land (blue line) is just under 300m <sup>2</sup> of agricultural land, the site area (red line) is 35m <sup>2</sup> and the converted building is 18m <sup>2</sup> plus an additional shed measuring 4.4m <sup>2</sup>
b) the accumulation with other development;	Total footprint of buildings around 22.4m <sup>2</sup>
c) the use of natural resources;	negligible
d) the production of waste;	negligible
e) pollution and nuisances;	negligible
f) the risk of accidents, having regard in particular to substances or technologies used.	Low risk

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:	The absorption capacity of the natural environment is considered to be high.

<ul style="list-style-type: none"> <li>I. Wetlands;</li> <li>II. Coastal zones;</li> <li>III. Mountain and forest areas;</li> <li>IV. Nature reserves and parks;</li> <li>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);</li> <li>VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;</li> <li>VII. Densely populated areas;</li> <li>VIII. Landscapes of historical, cultural or archaeological significance;</li> </ul>	
--	--

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 around 10% 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 given the nature of the converted building being proposed, it is likely to 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