



COUNCIL OF THE ISLES OF SCILLY

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24 July 2025

Dear Nick,

EIA Screening Opinion, Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (SI No 571) and The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended)

REF: EIA-24-002

Proposal: Water Supply Project

Location: St Martin's, Isles of Scilly

Applicant: South West Water Limited

Thank you for your submission of the EIA Screening Opinion Request received on 1 August 2024. We appreciate your patience during the assessment process and apologise for the delay.

Following review of the submitted EIA Screening Report, I can confirm that the proposed development **is considered to be EIA development** under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and the Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended). An Environmental Impact Assessment is therefore required.

Following review of the submitted EIA Screening Report, it is noted that the proposed development is located within or adjacent to multiple sensitive areas, including:

- The Isles of Scilly National Landscape (formerly AONB)
- The Isles of Scilly Complex SAC
- The Isles of Scilly SPA
- The St Martin's Sedimentary Shore SSSI Impact Risk Zone
- The Tean Marine Conservation Zone (MCZ)

The project involves marine works including seawater abstraction and brine discharge, which have the potential to affect protected marine habitats and species. It is noted that the development would include both above-ground infrastructure and underground pipelines within proximity to designated sites and priority habitats.

While the applicant is proposing mitigation measures, primarily through the use of a Construction Environmental Management Plan, and intends to submit a Habitat Regulations Assessment, the scale, location, and nature of the development suggest that likely significant effects on statutorily designated nature conservation sites or landscapes cannot be ruled out at this stage.

Conclusion:

Based on the nature, scale, and location of the proposed works, including marine activities and infrastructure near designated sites, it is considered that the development meets the threshold for likely significant environmental effects under the EIA Regulations.

The development proposed, therefore, **is considered to be EIA development** within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development (Schedule 3) and Planning Practice Guidance (Environmental Impact Assessment). Please ensure that the forthcoming Environmental Statement addresses the potential impacts on the designated sites listed above and includes the proposed mitigation measures outlined in your screening submission. We welcome early engagement on the scope of the EIA.

In adopting this screening opinion, account has been taken of the applicable provisions of the EIA Regulations 2017 and their purposive nature and relevant Government Guidance.

Yours sincerely



Lisa Walton
Chief Planning Officer