



Department for
Communities and
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Your ref: SJW/COMM-55-1
Our ref: NPCU/EIASCR/DO840/75358
Date: 9 June 2015

Dear Sirs

**Request for a Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations
2011**

**Proposal for the erection of a reception building, fuel storage area, office, store
and parking area on land at Dean Quarry, St Keverne, Helston, Cornwall**

I refer to your client's request dated 7 April 2015, made under 4(8) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 2011/1824) as amended (S.I.2015/660) ("the 2011 Regulations") for the Secretary of State's screening direction on the matter of whether or not the development proposed is 'EIA development' within the meaning of the 2011 Regulations.

The above development falls within the description at paragraph 2(a) of Schedule 2 to the 2011 Regulations and is within the Cornwall Area of Outstanding Natural Beauty (AONB) and the Coverack to Porthoustock Site of Special Scientific Interest (SSSI). Therefore, the Secretary of State considers the proposal **to be 'Schedule 2 development'** within the meaning of the 2011 Regulations.

In the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 2011 Regulations, the proposal would be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

In reaching this decision, the Secretary of State has considered carefully the issues raised including the potential impact of the proposal on the Cornwall AONB and the likelihood of impacts on the Coverack to Porthoustock SSSI, the nearby Lizard Special Area of Conservation and the Manacles Marine Conservation Zone. In view of the location of the site and the potential for impacts on the SSSI, and the nature of the proposals which include a 179,000 litre fuel store and an explosives store, albeit on the eastern boundary of the east quarry, the Secretary of State has had regard to the

views of Natural England. They conclude that the proposed development could have significant impacts on the designated sites referred to above. The Secretary of State has no reason to disagree with this assessment and considers that the risk of significant harm is such as to justify EIA.

With regard to potential impacts on nearby heritage assets, notably the Trebarveth Settlements Sites Scheduled Monument, the Secretary of State has also had regard to the views of Historic England. They consider that the proposed development is close to the eastern edge of the extensive settlement and field systems remains of the Trebarveth Scheduled Monument. As such, they conclude that there is the potential for harm through the setting and other associated uses such as dust and vibration, particularly through increased transport usage. The Secretary agrees with this conclusion and considers that there is the potential for the harm to be significant.

The Secretary of State has given consideration to the view that has been expressed that the applicant is intending to submit future applications for the quarry to re-open and commence operations. He has had further regard to the suggestion that the related elements of the overall development, namely the breakwater and jetties, have already been deemed to be EIA development. However, in his view, the Secretary of State has to assess the potential for significant impacts on the proposals before him and there is no certainty that an environmental statement submitted with any future planning application will contain the up to date information to cover the concerns expressed above. Having had due regard to the evidence and the views of the statutory and other parties on these issues and the acceptance that the proposal site is within a sensitive area, the Secretary of State concludes that, on balance, the proposal before him is likely to have significant effects on the environment. Accordingly, in exercise of the powers conferred on him by regulation 4(3) of the 2011 Regulations the Secretary of State hereby directs that the proposed development is '**EIA development**' within the meaning of the 2011 Regulations. This letter constitutes the statement required by regulation 4(7).

Any permitted development rights under the Town and Country Planning (General Development) Order 1995 (SI 418) are therefore withdrawn.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter to Cornwall Council.

Yours faithfully

Dave Jones

Dave Jones
Senior Planning Manager
Authorised by the Secretary of State
to sign in that behalf

