

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017  
SCOTTISH GOVERNMENT CIRCULAR 1/2017**

**RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A PLANNING APPLICATION (18/00954/FUR) SUBMITTED WITHOUT AN EIA REPORT.  
THE PROPOSED DEVELOPMENT FALLS WITHIN THE SCOPE OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT  
ASSESSMENT) (SCOTLAND) REGULATIONS 2017 AND MUST THEREFORE BE CONSIDERED IN TERMS OF THE NEED TO BE ACCOMPANIED BY  
AN EIA REPORT.**

**THE PROPOSED DEVELOPMENT SITE IS LOCATED AT ROODLEA, COYLTON, SOUTH AYRSHIRE**

The proposal is for the Change of use of part of golf course to form caravan site at Roodlea Golf Centre, SW of Coylton. The proposed development site extends to some 1.29 hectares inclusive of site access and landscaping. The proposal is Schedule 2 development under the terms of the above Regulations (qualifying variously under categories 12(e) and 12(f)) and must therefore be screened in order to determine whether the proposal constitutes 'EIA development'.

This determination is referred to as a '**screening opinion**'. In each case, the basic question to be asked is: 'would this particular development be likely to have significant effects on the environment?'

For many, perhaps most, types of development, its characteristics require consideration in combination with its proposed location in order to identify the potential for interactions between a development and its environment and therefore determine whether there are likely to be significant environmental effects. In determining whether a particular development is likely to have such effects, the Council has taken account of the selection criteria in Schedule 3 to the Regulations (reproduced at Annex A to Circular 1/2017). Three categories of criteria are listed:-

- Characteristics of the development
- Location of the development
- Characteristics of the potential impact

Consideration of the third of these categories is designed to help in determining whether any interactions between the first two categories (i.e. between a development and its environment) are likely to be significant.

The content of this checklist meets the requirements of the Town and Country Planning (Environment Impact Assessment) (Scotland) Regulations 2017 – Schedule 3 selection criteria for screening Schedule 2 development.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
<b>1. Characteristics of development</b>			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
<b>(a) Size and design of the development</b>			
Will the development be out of scale with the existing environment?	No	The proposed development is located within, and is ancillary to, the existing golf centre at the locus. The area to be occupied by the holiday lodges is set back from road behind both the Roodlea residential dwelling and the centre shop/tearoom building both of which are larger in scale.	N/A
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	As the donor site is a portion of the existing golfing green, there will be consequent requirements for the provision of a comprehensive suite of utilities and services to the lodges on site and means of internal access to be introduced to/from the site to the existing public road network	No, the size of the site and scale of proposed works indicate significant effects are unlikely.
<b>(b) Cumulation with other existing/approved development</b>			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	No	N/A	
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No	N/A	
<b>(c) Use of natural resources</b>			
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <ul style="list-style-type: none"> <li>• water or fisheries?</li> <li>• minerals or aggregates?</li> <li>• agriculture, forests and timber?</li> <li>• energy including electricity and fuels?</li> <li>• any other resources?</li> </ul>	Yes	The proposed development will utilise energy, both in its construction and on an ongoing basis under its eventual occupation as holiday lodge units.	No.
<b>(d) Production of waste</b>			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Will the development produce wastes during construction or operation or decommissioning?	Yes	Wastes will be producing during construction and occupation / operation of the development site.	No, this should managed within the scope of any construction contract and the Council as local authority implement existing domestic waste management upon occupation of the development.
<b>(e) Pollution and nuisances</b>			
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction, operation or decommissioning?	Yes	There will be noise during the construction of the development; these works will be temporary. There will be minor residential-scale noise, light and heat energy emitted consequent to site occupation – during residency seasons.	No, as observed post-construction effects should be equivalent to and reflective of the residential character of the site; while any adverse effects should be managed by SAC's Environmental Health service.
<b>(f) Risk of major accidents and/or disasters relevant to project concerned (including climate change-caused)</b>			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	Yes	During construction there will be heavy machinery, transport and construction equipment/materials on site which all present danger and accident hazard	No, these risks will stand to be managed in accordance with industry standards and due protocol in safe working practice
<b>(g) Risks to human health</b>			
Will construction or operation of the development give rise to risks to human health, for example due to: <ul style="list-style-type: none"> <li>• water contamination?</li> <li>• Air pollution?</li> </ul>	Yes	During construction there will be air pollution arising from dust generation on site.	No, these risks will stand to be managed in accordance with industry standards and due protocol in safe working practice. Risks will be localised and temporary.
<b>2. Location of the Development</b>			
<b>(a) Existing and approved land use</b>			
Are there existing land uses on or around the location which could be affected by the development, e.g. undeveloped land, greenfield land, homes, other private property, industry, commerce, tourism and recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes	Agriculture predominates on all sides of the site whose farmhouses may be negatively disrupted during the construction phase owing to noise and air pollution. It is noted some recent agricultural diversification has manifested in the locality at neighbouring, eg. kennels and pet crematorium.	No, matters of the appropriate preservation of neighbouring uses' amenity are considered to be best addressed through the development management process, in which matters of design and siting will be assessed in detail.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area / underground</b>			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Are there any areas on or around the location which contain important, high quality or scarce resources (including soil, land, water and biodiversity) which could be affected by the development?	No	The part use change of the existing golf course does not entail consumption of prime-quality agricultural land.	N/A
<b>(c) Absorption capacity of the natural environment</b>			
Are there any wetlands, riparian areas or river mouths which may be affected?	No	N/A	
Are there coastal zones / marine environment receptors which may be affected?	No	N/A	
Are there any nature reserves and parks which may be affected?	No	N/A	
Are there any European sites or other areas classified or protected under national legislation, which may be affected?	No	N/A	
Does the location include or affect areas in which there has already been a failure to meet relevant environmental quality standards (laid down in Union legislation and relevant to the project), or in which it is considered that there is such a failure?	No	N/A	
Is the development in a location where it is likely to be highly visible to many people?	No	Considerable self-containment downhill from A70 prevents any visibility from A-road traffic, and seclusion from a south-bound aspect is afforded by both the existing residence at Roodlea and the shelter belt / hedging along the course's northern boundary. The road from which the site is accessed is a minor C-class road, which will be lightly trafficked.	No. Some clear and direct views towards the lodges will be obtained travelling east towards the site owing to the direct approach before a sharp bend to the north which coincides with the site access. The prominence of the lodges for this brief view will be heightened by their elevated situation overlooking the green below.
Are there landscapes and sites of historical, cultural or archaeological significance which may be affected?	No	N/A	

## **Conclusions**

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by proposed development. There are no notable effects considered to arise from the checklist.

From the above assessment undertaken in accordance with the Regulations and Circular 1/2017, the Council concludes that the proposed development at Roodlea, Coylton, South Ayrshire, as shown on the map below, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an EIA Report.

