

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011
SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT CIRCULAR 03/2011**

RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A PLANNING APPLICATION SUBMITTED WITHOUT AN ENVIRONMENTAL STATEMENT. THE PROPOSED DEVELOPMENT FALLS WITHIN THE SCOPE OF THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011 AND MUST THEREFORE BE CONSIDERED IN TERMS OF THE NEED TO BE ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT ARDMILLAN CARAVAN PARK, SOUTH OF GIRVAN

The proposed development is for an increase in the number of static caravan pitches adjacent to Ardmillan Caravan Park, South of Girvan. The works are contained towards the north-east of the Park on land which was most recently utilised for agricultural purposes. The proposed development site extends to approximately 1.13 Ha. The proposal is Schedule 2 development under the terms of the above regulations (falling within (12(e)) and must therefore be screened in order to determine whether the proposal constitutes 'EIA development'. Planning permission was granted for the same development on the same site under a previous application (08/01178/APP). Construction works associated with application 08/01178/APP have already commenced on-site.

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 types of development, perhaps the majority, it will be necessary to consider the characteristics of the development 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 3/2011). 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 2011 – 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).
1. Characteristics of the Development			
(a) Scale of the 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).
Will the development be out of scale with the existing environment?	No	The proposed development would represent a small extension to an existing caravan park.	No. However, should the park continue to extend then there will come a point where the scale of development will be cause for concern, particularly due to the rural and elevated location of the site. For the purposes of this assessment it is considered that any effects are unlikely to be significant and would be more suitable to assessment at the planning application stage.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	Engineering works will be required in order to make the agricultural land suitable for this type of development. New internal roads and other infrastructure will be required to support the operation of the proposed development.	No. Any works in this regard will be relatively minimal.
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	Whilst it may be the case that the proposals may be acceptable to extend on their own merits, it is inevitable that if this trend continues that there will come a point where the cumulative effects of continuous extensions to the caravan park would give cause for concern.	This is something which will be taken into consideration as part of the planning application process.
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	-	-
(c) Use of natural resources			
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <ul style="list-style-type: none"> • water or fisheries? • minerals or aggregates? • agriculture, forests and timber? • energy including electricity and fuels? • any other resources? 	Unkn own	The proposed development will take place upon an area of undeveloped agricultural land. The land is not identified as prime quality agricultural land.	
(d) Production of waste			

	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	There will be waste produced as a result of the construction and operation of the proposed development.	No. No significant effects arising from anticipated construction methods.
(e) Pollution and nuisances			
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction or operation or decommissioning?	Yes	The construction works will cause noise and vibration. The operation of the development is likely to increase noise levels marginally as there will be more occupants within the site.	No. The noise generated by construction processes will be temporary and considered to be not significant. Additional occupants are also unlikely to result in significant noise nuisance.
(f) Risk of accidents, having regard in particular to substances technologies used			
Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	Yes	There will always be risks as a result of construction works. The temporary introduction of large vehicles into a holiday park	No. Construction risks should be fully managed by the developer and operator of the site. No significant risk of accidents arising from the occupation of the completed development.
(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development			
<ul style="list-style-type: none"> • permanent or temporary change in land use, landcover or topography including increases in intensity of land use? 	Yes	There will be a permanent change in the use of the land and topography. The use of the land will intensify. There will also be landscape implications.	There is adequate scope within the planning application process to address any concerns in relation to landscape implications.
<ul style="list-style-type: none"> • peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology? 	No	-	-
<ul style="list-style-type: none"> • pre-construction investigations e.g. boreholes, soil testing? 	Yes	Normal pre-construction investigations are likely.	No.
<ul style="list-style-type: none"> • construction, demolition, reclamation or excavation works? 	Yes	There will be construction works.	No.
<ul style="list-style-type: none"> • underground works ? 	Yes	Underground works will be necessary in order to install the foundations for the proposed pitches and to ensure that they are serviced by all the necessary utilities.	No.

	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).
• facilities for storage of goods or materials?	No		
• new road, rail, air or sea traffic or infrastructure during construction, operation or decommissioning?	Yes	New internal roads will be required.	No. The works are small scale and contained within the existing caravan park.
• new or diverted transmission lines or pipelines?	Yes	Some amendments to internal infrastructure are likely to be required.	No. The works are small scale and contained within the existing caravan park.
• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005	Unkn own	No details provided.	-
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	No	-	-
• influx of people to an area either temporarily or permanently?	Yes	There will be an influx of people during the construction and operation of the proposed development.	No. Within the context of the existing holiday park this is not considered to generate any significant effects.
• any other changes?	No		
2. Location of the Development			
(a) Existing land use			
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	The proposed development will take place upon an area of undeveloped agricultural land. There may be a visual impact upon residential properties within the surrounding area given the elevated position of the proposed development site.	No. The planning application process provides adequate scope to address any concerns in this regard.
(b) Relative abundance, quality and regenerative capacity of natural resources in the area			
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	Yes	The site lies within a provisional wildlife site (Water of Lendal to Byne Hill). The coastal strip to the west (approx. 400 metres away) is designated as a provisional wildlife site (Ballantrae and Girvan). The coastal strip is also designated as a SSSI. A Tree Preservation Order lies further to the	No significant effects are predicted given it is outwith the site. This is also a non-statutory designation and, as such, it is considered that the planning application process provides sufficient scope to address any issues.

	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).
		south-west, south and south-east of the site.	
(c) Absorption capacity of the natural environment			
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape and visual, cultural or other value, which could be affected by the development? Particular attention should be paid to wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, nature reserves and parks.	Yes	The site is within the locally designated scenic area and a provisional wildlife site.	No. Given the scale and nature of the development, it is considered that there will be no significant impacts upon the scenic area or provisional wildlife site for the purposes of this assessment. Planning permission was previously granted for the same proposal on the same site under a previous application 08/01178/FUL.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No	-	-
Are there protected species in or around the location, for example European Protected Species, which could be affected?	No	-	-
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	No	-	-
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Yes	A category B-listed building is located beyond the northern boundary of the site at Woodlands.	No. The site is physically and visually separate from the application site.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	No	-	-
Is the development in a location where it is likely to be highly visible to many people?	Yes	The development is located in an elevated position on land in close proximity to the A77 trunk road, immediately adjacent to the holiday park site at Ardmillan. A tree belt is located adjacent to the site, which offers partial screening to public views.	No. The visual impacts will be contained to within the existing holiday park boundaries and screened by way of existing and proposed landscaping.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions which could cause the development to present	No	-	-

	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).
environmental problems?			

Conclusions

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by the proposed development. The main issues which have emerged from the checklist are:

- impacts upon the existing amenity of the area. It is considered that the scale and nature of the development suggests that there will be no significant effects in this regard;
- potential impact on the provisional wildlife site. Given that this is a non-statutory designation, and that planning permission has already been granted for the same proposal under an earlier application (08/01178/FUL), and that this permission has been partially implemented there are no significant concerns pertaining to this site; and
- impacts upon the visual qualities of the scenic area. Given the scale and nature of the proposal, no likely significant effects were identified in this regard.

From the assessment undertaken in accordance with the Regulations and Circular 03/2011, the Council concludes that the proposed development at Ardmillan Caravan Park, as shown on the map forming part of the planning application and attached to this document, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an environmental statement.



Craig Tara Holiday Park

Scale 1:30000



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