

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017
THE SCOTTISH GOVERNMENT CIRCULAR 01/2017**

RESPONSE OF SOUTH AYRSHIRE COUNCIL TO A REQUEST FOR A SCREENING OPINION SUBMITTED UNDER THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (SCOTLAND) REGULATIONS 2017. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT BREWLANDS ROAD, SYMINGTON

The proposed development concerns the erection of a residential development with associated engineering works and landscaping at land at Brewlands Road, Symington.

The proposal is Schedule 2 development under the terms of the above regulations 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 the majority of cases, 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 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, intensity and complexity, probability, duration, frequency and reversibility, cumulation with other existing and/or approved developments and the possibility of effectively reducing of any impact(s).
1. Characteristics of the Development			
(a) Scale of the development			
Will the development be out of scale with the existing environment?	No	The proposed development is located adjacent to existing residential development.	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	The proposed development will have to be serviced by infrastructure associated with a residential development including new internal roads, electricity, gas and drainage.	No. Effects not considered to be significant within the context of this screening opinion.
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	No		
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? 	Yes	The construction of the proposed development will require the use of fuels and energy. Utility services will be required in order to support its operation. Agricultural land, capable of supporting a moderate range of crops will also be used.	The proposed development would result in the permanent loss of agricultural land, the significance of which requires to be further clarified.
(d) Production of waste			
Will the development produce wastes during construction or operation or decommissioning?	Yes	Wastes will be produced during demolition, construction and operation.	No. This should be fully managed by the construction contractor and operator of the proposed facility.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, intensity and complexity, probability, duration, frequency and reversibility, cumulation with other existing and/or approved developments and the possibility of effectively reducing of any impact(s).
(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	There will likely be noise, vibration and light pollution as a result of the construction of the proposed development. Construction works will be temporary.	No. Effects are not considered to be significant within the context of this screening opinion. Any issues which are identified should be managed by the Council's Environmental Health Service.
(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.	No. Effects not considered to be significant in the context of this screening opinion.
(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 would be a permanent change in some land use from agricultural to residential.	No. Effects are not considered to be significant in the context of this screening opinion.
<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	No details have been provided in relation to pre-construction investigations however it is assumed that such investigations would be undertaken in order to inform the planning and development process.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> • construction, demolition, reclamation or excavation works? 	Yes	There will be construction works.	Any effects would require to be suitably managed by the developer/operator.
<ul style="list-style-type: none"> • underground works ? 	Yes	Underground works will be necessary in order to install the foundations for the proposed development and to	No. Effects are not considered to be significant in the context of this screening opinion.

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, intensity and complexity, probability, duration, frequency and reversibility, cumulation with other existing and/or approved developments and the possibility of effectively reducing of any impact(s).
		ensure that it is serviced by all of the necessary utilities.	
<ul style="list-style-type: none"> facilities for storage of goods or materials? 	Yes	There will be temporary storage required for materials and plant during construction of the development.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning? 	Yes	The proposed development will require to be serviced by the infrastructure necessary to support a development of this nature, including new internal roads.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> new or diverted transmission lines or pipelines? 	Yes	The proposed development will require to be serviced by the infrastructure necessary to support residential developments including gas, electricity and drainage.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005 	No		
<ul style="list-style-type: none"> long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment? 	No		
<ul style="list-style-type: none"> influx of people to an area either temporarily or permanently? 	Yes	There will be an influx of people both during the construction phase and following the completion of the development.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> any other changes? 	No		
2. Location of the Development			
(a) Existing land use			

	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, intensity and complexity, probability, duration, frequency and reversibility, cumulation with other existing and/or approved developments and the possibility of effectively reducing of any impact(s).
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 site is adjacent to residential properties and there will be impacts upon residents of those properties during the construction and demolition phases.	No. Any impacts as a result of demolition or construction works will be temporary and controlled by Environmental Health and Building Standards, as necessary.
(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?	No	The development will result in the loss of agricultural land.	No. Effects are not considered significant in the context of this screening opinion.
(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.	No		
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?	Unknown	There are no natural heritage designations which suggest protected species would be present within the site, however, this will be fully investigated as part of the application process, and the necessary survey work will be requested. Bats may be present given the proximity to woodland.	
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	Yes	A Right of Way and a Local Path exist and connect Brewlands Road to B730	No. Effects are not considered significant in the context of this screening opinion.

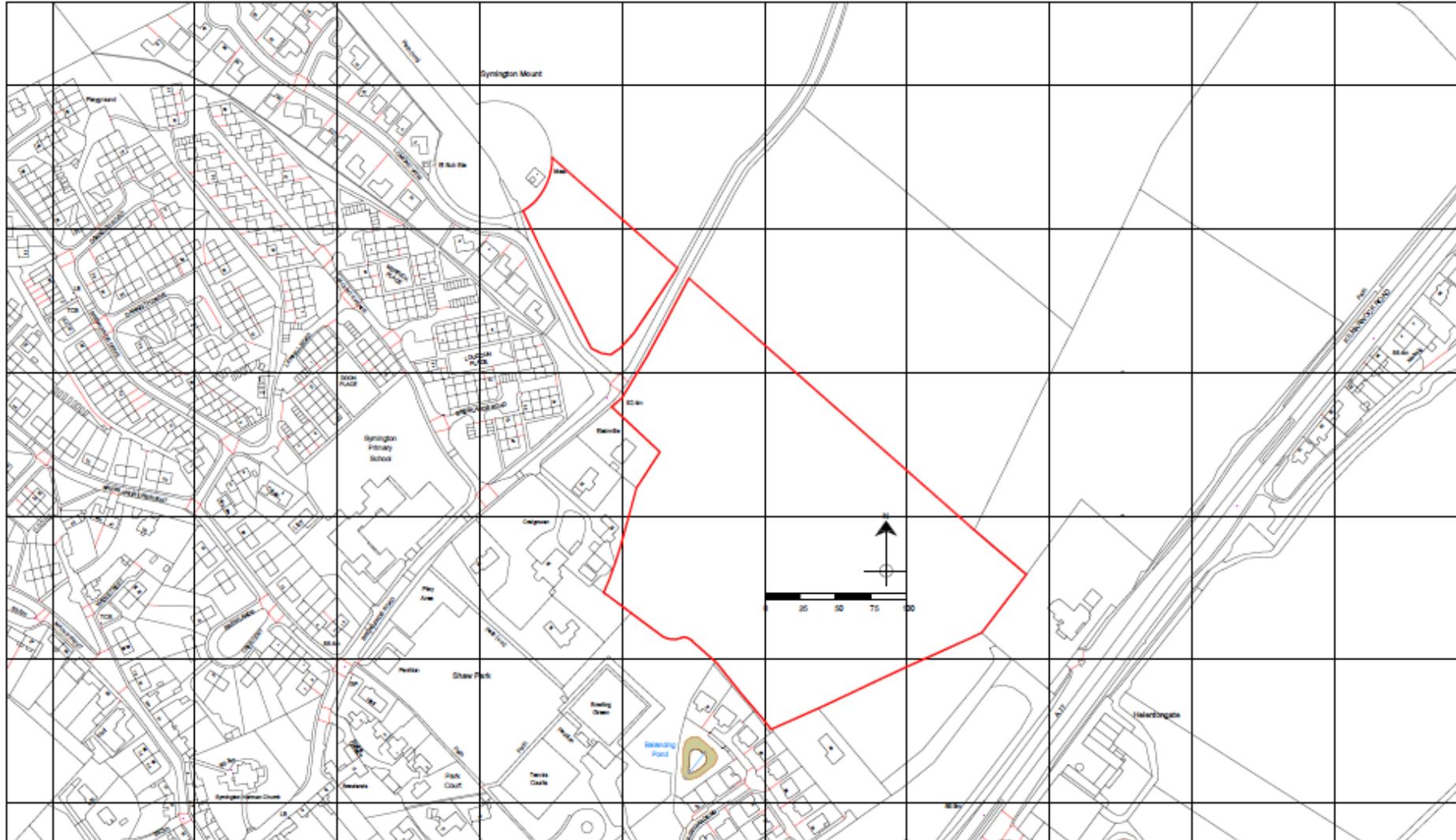
	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, intensity and complexity, probability, duration, frequency and reversibility, cumulation with other existing and/or approved developments and the possibility of effectively reducing of any impact(s).
could be affected?		via Dankeith Caravan Site.	
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Yes	Ancient woodland bounds the northern section of the site. In addition a site adjacent to the southern section of the development area is protected by a Tree Preservation Order.	No. A tree management plan may be useful in order to demonstrate protection of the ancient woodland and management of those trees covered by a Tree Preservation Order.
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?	No		
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 environmental problems?	No		

Conclusions

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

- The loss of agricultural land capable of producing a moderate range of crops. The loss of such agricultural land is not something that is considered that would give rise to significant environmental effects to the extent that an EIA Report would be required;
- Noise impacts upon the surrounding area as a result of demolition and construction operations. These works will be temporary and are not considered to be significant for the purposes of this assessment. The Council's Environmental Health Service is also responsible for handling in concerns in this regard;
- Impact on adjacent woodland which is protected by a Tree Preservation Order and also the impact on the ancient woodland which bounds the northern section of the site; and
- The impact of works which would be required to install all infrastructure etc.

From the assessment undertaken in accordance with the Regulations and Circular 01/2017, the Council concludes that the proposed development at Brewlands Road, Symington, as shown on the map forming part of the screening request and attached to this document, is unlikely to result in significant environmental effects for the reasons set out within this report, and therefore does not require the submission of an EIA Report.




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Rev	Date	By	Revision notes
*	*	*	*
Status			
Preliminary			

Project	Brewlands Rd, Symington
Title	Site Location Plan

Drawn by	AC	Issue date	08.06.17
Scale(s)		1:2,500@A3	
Drawing No		S035-SA01.001	