

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

**SCREENING OPINION ISSUED UNDER THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND)  
REGULATIONS 2011. THE PROPOSED DEVELOPMENT SITE IS LOCATED AT Dyke Neuk B742 Council Boundary - A70 Hillhead Coylton South  
Ayrshire KA6 6HQ**

The proposal is for **the Change of use of agricultural land and erection of holiday accommodation, ancillary buildings and associated infrastructure**. The proposed development site extends to **1.9** hectares. 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 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).
<b>1. Characteristics of the Development</b>			
<b>(a) Scale of the development</b>			
Will the development be out of scale with the existing environment?	Yes	The proposal is to change the use of an agricultural field to an ecocampsite.	No. Effects are not considered to be significant within the context of the EIA Regulations.

	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 it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	The proposal will require to be serviced by electricity.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<b>(b) Cumulation with other development</b>			
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		
<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 proposal will require the use of agricultural land, electricity and fuels and various materials for construction etc.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	Wastes will be produced during construction and operation.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<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 likely be noise, vibration and light pollution as a result of the proposed development/operation.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<b>(f) Risk of accidents, having regard in particular to substances technologies used</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	There will always be risks as a result of construction works.	No. Effects not considered significant in the context of the EIA Regulations. Any risk of accident should be managed by the developer.
<b>(g) Other characteristics: potential physical changes</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>(topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development</b>			
<ul style="list-style-type: none"> <li>permanent or temporary change in land use, landcover or topography including increases in intensity of land use?</li> </ul>	Yes	There will be a permanent change in land use.	No. Effects are not considered to be significant within the context of the EIA Regulations.
<ul style="list-style-type: none"> <li>peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology?</li> </ul>	No		
<ul style="list-style-type: none"> <li>pre-construction investigations e.g. boreholes, soil testing?</li> </ul>	Yes	Normal pre-construction investigations are likely.	No. Effects are not considered to be significant in the context of the EIA Regulations.
<ul style="list-style-type: none"> <li>construction, demolition, reclamation or excavation works?</li> </ul>	Yes	There will be construction works.	No. Effects are not considered to be significant in the context of the EIA Regulations.
<ul style="list-style-type: none"> <li>underground works ?</li> </ul>			
<ul style="list-style-type: none"> <li>facilities for storage of goods or materials?</li> </ul>	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 the EIA Regulations.
<ul style="list-style-type: none"> <li>new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?</li> </ul>	No		
<ul style="list-style-type: none"> <li>new or diverted transmission lines or pipelines?</li> </ul>	Yes	The proposed development will require to be serviced by the infrastructure necessary to support the ecocabins.	No. Effects are not considered to be significant in the context of the EIA Regulations.
<ul style="list-style-type: none"> <li>any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	Unknown	The proposed plans show a SUDS basin.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.
<ul style="list-style-type: none"> <li>long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?</li> </ul>	No		
<ul style="list-style-type: none"> <li>influx of people to an area either temporarily or permanently?</li> </ul>	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 the EIA Regulations.
<ul style="list-style-type: none"> <li>any other changes?</li> </ul>	No		
<b>2. Location of the 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) Existing 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	The proposed site lies on a Coal Authority Referral Area. A coal mining risk assessment has been submitted with the application with recommendations contained within.	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area</b>			
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		
<b>(c) Absorption capacity of the natural environment</b>			
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		
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?	No		
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing	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).
legal environmental standards are exceeded, which could be affected?			
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?	Yes	Coal Authority Referral Area	No. Effects are not considered to be significant within the context of the EIA Regulations. The planning application process provides sufficient scope to address this issue.

### **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. The main issues which have emerged from the checklist are:

- The application site lies within a Coal Authority Referral Area. A coal mining risk assessment has been submitted with the application and provides mitigation measures. I am satisfied that the planning application process provides sufficient scope to address this issue.

From the assessment undertaken in accordance with the Regulations and Circular 03/2011, and taking into account the submitted screening report, the Council concludes that the proposed development for the change of use of agricultural land and erection of holiday accommodation, ancillary buildings and associated infrastructure, South Ayrshire, as shown on the map 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.

