

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017  
SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT 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  
CROSSHILL ROAD, MAYBOLE, SOUTH AYRSHIRE**

The proposal is for residential development comprising circa 135 detached houses and associated roads, public open space, SUDS and landscaping at land at Crosshill Road, Maybole (South Ayrshire Local Development Plan housing allocation MAYBE3). The proposed development site extends to approximately 7.93 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 01/2017). 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 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	No	The site is immediately adjacent to the 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).
environment?		urban area of Maybole. The development will form an extension to the existing urban area and is not isolated development in the countryside.	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No	The development will be contained entirely within the application site. Some minor off-site works may be required to improve junctions, however, these are not considered significant.	No
<b>(b) Cumulation with other development</b>			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	The site forms one of three sites allocated for residential development on the southern side of Maybole. There will be cumulative impacts on infrastructure, loss of undeveloped agricultural land and demand for local services.	No. The cumulative impacts have previously been assessed through the Strategic Environmental Impact Assessment carried out for the South Ayrshire Local Development Plan and are not assessed as significant adverse.
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?	Yes	The site forms one of three sites allocated for residential development on the southern side of Maybole. The site briefs for each site require that the road networks constructed within each site form a continuous route serving the southern side of Maybole.	No. Each site can be progressed independently provided that provision is made for future road and pedestrian connections between the sites.
<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 development will result in the loss of agricultural land and the use of aggregates and energy during the construction phase. The operational phase will use natural resources for energy for heating and lighting, water supply, foul drainage and demand for travel.	No. Use of resources for house building and domestic consumption are considered at the National level and these effects are not considered to be significant within the context of this screening opinion.
<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 this screening opinion.
<b>(e) Pollution and nuisances</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 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 this screening opinion.
<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 is potential for accidental spillage of oil and contaminating materials to the aquatic environment during construction.	No. The developer will be bound by CAR General Binding Rules. It is not considered that there is any exceptional level of risk associated with the site or the development proposed.
<b>(g) Other characteristics: potential physical changes (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 permanent change in land use to a residential use	No. Effects not considered to be significant in the context of this screening opinion.
<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>	Yes	The site contains areas of degraded peat.	No. The site layout will seek to avoid development within areas of deeper peat
<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 this screening opinion.
<ul style="list-style-type: none"> <li>• construction, demolition, reclamation or excavation works?</li> </ul>	Yes	There will be construction work	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> <li>• underground works ?</li> </ul>	Yes	Underground works will be necessary in order to install the foundations for the proposed development and to ensure that it is serviced by all of the necessary utilities.	No. Effects are not considered to be significant in the context of this screening opinion.
<ul style="list-style-type: none"> <li>• facilities for storage of goods or materials?</li> </ul>	No		
<ul style="list-style-type: none"> <li>• new road, rail, air or sea traffic or infrastructure during construction or operation or decommissioning?</li> </ul>	Yes	The proposed development will require to be serviced by all of 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.

	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).
<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 all of 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"> <li>any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	Yes	The development will require burn crossings to facilitate pedestrian access to the adjacent public playing fields.	No. Effects are not considered to be significant in the context of this screening opinion.
<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 this screening opinion.
<ul style="list-style-type: none"> <li>any other changes?</li> </ul>	No		
<b>2. Location of the Development</b>			
<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	There will be impacts upon surrounding residential properties in terms of amenity and congestion. The majority of these impacts will be restricted to the construction phase.	No. Effects are not considered to be significant in the context of this screening opinion
<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	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).
be paid to wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, nature reserves and parks.			
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No		
Are there any 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?	Yes	The site is adjacent to a grade A listed building (lodge house).	The development is screened from the setting of the listed building by the presence of woodland located outwith the development 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 site will be viewed from existing residential areas within Maybole and from the public road leading to Crosshill village.	No. Effects are not considered to be significant in the context of this screening opinion.
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	Part of the site is within a flood risk area.	No. It is not proposed to develop within the flood risk area. A full Flood Risk Assessment will be required to support the application to identify any residual flood risk.

### **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. **No significant effects have been identified.**

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From the assessment undertaken in accordance with the Regulations and Circular 01/2017, the Council concludes that the proposed development at Land at Crosshill Road, Maybole, 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.



**NOTES**  
Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the installation of any component. Discrepancies to be reported to LMA Architects.  
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**Site Location Plan**  
1:2500

Revision	Date	Description	No
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Client  
Milestone Developments

Project  
Housing Development  
Tulloch Farm  
Maybole

Description  
Site Location Plan

Notes  
**PLANNING**

Job Number	Drawing Number	Revision
2056	L(00)000	
Scale	Drawn / Checked By	Date
1:2500 @ A3	GW	15/04/18