

APPENDIX 1

SCREENING CHECKLIST –FORMATION OF A LEISURE PARK DEVELOPMENT COMPRISING THE SITING OF 450 CHALETS, ALTERATIONS OF EXISTING HOLIDAY COTTAGES AND ADMINISTRATION BUILDINGS TO FORM RECEPTION OFFICES, SHOP, CAFE, BAR, RESTAURANT, GYM, SAUNA, POOL AND STAFF ACCOMMODATION, LANDSCAPING AND ASSOCIATED IMPROVEMENTS TO SITE ACCESS - Ref: 12/E/2/0034

1 CHARACTERISTICS OF THE DEVELOPMENT	Yes/no Briefly describe
(a) Size of the development	
Will the development be out of scale with the existing environment?	No
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	Yes -----(1)
(b) Cumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	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 such as land, water, materials or energy, especially any resources which are non-renewable or in short supply? • land (especially undeveloped or agricultural land)? • water? • minerals? • aggregates? • forests and timber? • energy including electricity and fuels? • any other resources?	Yes (see below) -----(2) Yes Yes Yes Yes Yes Yes Yes
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning? • spoil, overburden or mine wastes? • municipal waste (household and/or commercial)? • hazardous or toxic wastes (including radioactive)? • other industrial process wastes? • surplus product? • sewage sludge or other sludge from effluent treatment? • construction or demolition wastes? • redundant machinery or equipment? • contaminated soils or other material? • agricultural wastes? • any other solid wastes? • liquid or solid wastes in suspension?	Yes----- (3) Yes, likely Yes No, unlikely No No Yes (waste water) Yes Yes No No No No

(e) Pollution and nuisances	
Will the development release pollutants or any hazardous, toxic or noxious substances to air?	No
Emissions from:	
• combustion of fossil fuels from stationary or mobile sources?	Yes, during construction and possibly operation
• production processes?	No
• materials handling including storage or transport?	No
• construction activities including plant & equipment?	Yes, during construction
• dust or odours from handling of materials including construction materials, sewage & waste?	No
• incineration of waste?	No
• burning of waste in open air (e.g. slash material, construction debris)?	No
• any other sources	No
Is there a potential risk from:	
• leachates?	No
• Escape of wastes or other products/by-products that may constitute a contaminant in the environment?	No
Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation?	No
• from operation of equipment e.g. engines, ventilation plant, crushers?	No
• from industrial or similar processes?	No
• from blasting or piling?	No
• from construction or operational traffic?	No
• from lighting or cooling systems?	No
• from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)?	No
• from any other sources?	No
(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?	No
• from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances?	No
• from events beyond the limits of normal environmental protection e.g. failure of pollution controls systems?	No
• from any other causes?	No
• could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)?	No
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	
• use of hazardous or toxic substances?	No
• potential changes in occurrence of disease or	

effect on disease carriers (e.g. insect or water borne diseases)?	No
• effect on welfare of people (e.g. change of living conditions)?	No
• effects on vulnerable groups (e.g. the elderly)?	No
Other characteristics: potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development	
• permanent or temporary change in land use, land cover or topography including increases in intensity of land use?	Yes -----(4)
• clearance of existing land, vegetation & buildings?	Yes -----(4)
• Peat land disturbance and/ or degradation leading to; carbon release, damage to habitats, affecting land stability or hydrology?	No
• creation of new land uses?	Yes ----(4)
• pre-construction investigations e.g. boreholes, soil testing?	Yes --- (4)
• construction or demolition works?	Yes, possibly ----(4)
• temporary sites or housing for construction workers?	No
• above ground buildings, structures or earthworks including linear structures, cut & fill or excavations?	Yes
• underground works including mining or tunnelling?	No
• reclamation works?	No
• dredging?	No
• coastal structures (seawalls, piers)?	No
• offshore structures?	No
• production and manufacturing processes?	No
• facilities for storage of goods or materials?	No
• facilities for treatment or disposal of solid wastes or liquid effluents?	No
• facilities for long term housing of operational workers?	Yes possibly----(4)
• new road, rail or sea traffic during construction or operation?	No
• new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No
• closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No
• new or diverted transmission lines or pipelines?	No
• impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No
• stream crossings	No
• abstraction or transfers of water from ground or surface waters?	No
• changes in water bodies or the land surface affecting drainage or run-off?	No
• transport of personnel or materials for construction, operation or decommissioning?	No
• long term dismantling or decommissioning or restoration works?	No
• ongoing activity during decommissioning which could have an impact on the environment?	No

• influx of people to an area either temporarily or permanently? • introduction of alien species? • loss of native species or genetic diversity? • any other changes?	Yes No 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. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	Yes, homes, gardens, other private property, agriculture, possibly tourism---(5)
Are there any areas on or around the locations which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?	No
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	Yes -----(6)
(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
• groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals	No No No No No No No
(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, cultural or other value, which could be affected by the development?	There are designated archaeological features in the locality.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology? • wetlands, watercourses or other water bodies • the coastal zone • mountains, forests or woodlands • nature reserves and parks	No No Yes site contains 2 plantations designated as ancient woodland----(7) No
Are there any areas on or around the location in which species and habitats of Local Biodiversity Action Plan importance are present?	No
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, over wintering, migration, which could be affected?	No

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	No
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No
Are there any areas or features of high landscape or scenic value on or around the location 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 transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	No
Is the development in a location where it is likely to be highly visible to many people?	Yes, particularly south end of field 4 ---(8)
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	Yes, archaeological features in the locality of the development site----- (9)
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 location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	No

APPENDIX 2

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (1) 1. Characteristics of the Development (a) Size of the development – further consequential development or works

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Possibly
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Potentially yes

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (2) 1. Characteristics of the Development (c) Use of natural resources

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	Yes
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Yes
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Yes, for some of the resources

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (3) 1. Characteristics of the Development (d)

Production of waste

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	Yes
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	Yes, potentially
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Yes potentially
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	Yes
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (4) 1. Characteristics of the Development – Other characteristics, changes in topography, land use etc.

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Yes
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	No
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Yes (in the short term)

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (5) 2. Location of development (a) existing land uses around the development which could be affected, homes, gardens, tourism etc

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	Yes potentially
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Yes

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (6) 2. Location of development (a) existing land uses around the development – loss of undeveloped land

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Yes
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (7) 2. Location of development (c) Absorption capacity of the natural – 2 ancient woodland plantations on the site.

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	Yes
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (8) 2. Location of development (c) Absorption capacity of the natural environment – highly visible.

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	Yes
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	No
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No

CHECKLIST - SIGNIFICANCE OF ENVIRONMENTAL EFFECTS

EFFECT CONSIDERED: (9) 2. Location of development (c) Absorption capacity of the natural environment – archaeological features.

CHARACTERISTICS OF THE POTENTIAL IMPACT	Yes/no Briefly describe
(a) Extent of the impact	
Will the effect extend over a large area?	Yes
Will many people be affected?	No
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (N.B.. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Scottish Ministers to consider whether there is likely to be such an effect in each case).	No
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No
Will the effect be unusual in the area or particularly complex?	Yes, unusual
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	No
Will valuable or scarce features or resources be affected?	No
Is there a risk that environmental standards will be breached?	No
Is there a risk that protected sites, areas, and features will be affected?	Yes
(d) Probability of the impact	
Is there a high probability of the effect occurring?	Yes
Is there a low probability of a potentially highly significant effect?	Yes
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Yes
Will the effect be permanent rather than temporary?	Yes
Will the impact be continuous rather than intermittent?	Yes
If intermittent, will it be frequent rather than rare?	-
Will the impact be irreversible?	Yes
Will it be difficult to avoid or reduce or repair or compensate for the effect?	Yes