

EIA SCREENING CHECKLIST FOR SCHEDULE 2 DEVELOPMENT

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESEMENT) (SCOTLAND) REGULATIONS 2017

Section 1: Project Information

	Please Describe	
1.1 Address or location of the proposed development	Land at Barncrosh Farm, Castle Douglas, DG7 1TX	
1.2 Site area (hectares)	31Ha	
1.3 Brief description of the proposed development	CHANGE OF USE OF AGRICULTURAL LAND TO FORM A HOLIDAY PARK OF UP TO 425 LODGES WITH ASSOCIATED AMENITY, LEISURE AND RETAIL FACILITIES, FORMATION OF ACCESS, DRAINAGE, LANDSCAPING AND ASSOCIATED WORKS	
1.4 Type of application	✓	Application for planning permission
		Application for planning permission in principle
		Application for approval of matters specified in conditions
		Other permissions (please state)

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Section 2a: Single Stage Consent Application

	Yes/No – Please Describe
2a.1 Is the proposed development of a type listed in Column 1 of Schedule 2?	Yes. Schedule 2 type 12 (c) Tourism and Leisure – Holiday villages and hotel complexes outside urban areas and associated developments.
2a. 2 Is the proposed development to be located within a 'sensitive area'?	No.
2a. 3 Does the proposed development meet any of the relevant thresholds and/or criteria in Column 2 of Schedule 2?	Yes, the area of the site exceeds 0.5Ha.

Where the proposed development is of a type listed in Column 1 of Schedule 2 and either:

- (i) is located wholly or in part within a sensitive area; or
- (ii) meets any of the relevant thresholds and/or criteria in Column 2 of Schedule 2;

it will be necessary to consider whether the proposed development is likely to have significant environmental effects. In determining whether a proposed development is likely to have such effects, account must be taken of the selection criteria in Section 3 of this checklist.

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Section 2b: Multi Stage Consents (complete where relevant)

	Yes/No – Please Describe
2b.1 Does the proposed development change or extend development described in Column 1 of Schedule 2?	Not applicable.
2b. 2 Does the application concern development to be located within a sensitive area?	Not applicable.
2b. 3 Does the development as changed or extended meet or exceed any of the relevant thresholds and/or criteria in Column 2 of Schedule 2?	Not applicable.
2b. 4 Is the proposed development of a type listed in Column 1 of Schedule 2?	Not applicable.

Where the proposed development is of a multi stage consent and it changes or extends development described in Column 1 of Schedule 2 and where either:

- (i) is located wholly or in part within a sensitive area; or
- (ii) the development as changed or extended meets any of the relevant thresholds and/or criteria in Column 2 of Schedule 2;

it will be necessary to consider whether the proposed development is likely to have significant environmental effects. In determining whether a proposed development is likely to have such effects, account must be taken of the selection criteria in Section 3 of this checklist.

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Section 3: Selection Criteria for Screening Schedule 2 Development

There are two stages to this section of the checklist:

- **Firstly, identifying the potential impacts of the proposed development based upon the characteristics of the development and its location; and**
- **Secondly, considering whether significant environmental effects are likely based upon the characteristics of the potential impacts.**

The selection criteria set out in this section meet the requirements of Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 for screening Schedule 2 development.

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Selection Criteria	Yes/No	Briefly describe potential impact	Is it likely to result in a significant effect? Please explain.
3.1 Characteristics of the Development			
3.1 (a) Size and design of the development			
Will the proposed development be out of scale with the existing environment?	No		
3.1 (b) Cumulation with other existing and/or approved development			
Will the proposed development 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)	No		
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		

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Selection Criteria	Yes/No	Briefly describe potential impact	Is it likely to result in a significant effect? Please explain.
3.1 (c) Use of natural resources, in particular land, soil, water and biodiversity			
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? Such as: • land (especially undeveloped or agricultural land)? • water? • minerals? • aggregates? • forests and timber? • energy including electricity and fuels? • any other resources?	Yes.	Use of land, water and energy during construction and operational stage.	No. The effect will extend over a large area and many people will be affected. The effect will be unusual in the area. The effect will also continue for a long time and be permanent and continuous. However, whilst it will be difficult to avoid or reduce or compensate for the effect, there is a low probability that this potential effect will be highly significant.
3.1 (d) Production of waste			

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Will the proposed development produce wastes during construction or operation or decommissioning? Such as: • 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 sludges 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	Production of spoil during construction, production of municipal waste during the operational period, production of sewage sludge or other sludge from effluent treatment (arising from waste water), construction wastes, and redundant machinery or equipment during the construction phase.	It is considered that there is a low probability of a potentially significant effect arising. Extent of land excavation and re-grading can be fully considered through supporting information submitted as part of a planning application, such as a Construction Environment Management Plan (CEMP) which can be undertaken to reduce impacts from construction and any pollution that may arise. It is noted that the application will be supported by a Drainage Strategy Report dealing any correspondence with SEPA regarding the treated effluent.
3.1 (e) Pollution and nuisances			

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Will the development release pollutants or any hazardous, toxic or noxious substances to air? Such as emissions from: • combustion of fossil fuels from stationary or mobile sources? • production processes? • materials handling including storage or transport? • construction activities including plant & equipment? • dust or odours from handling of material including construction materials, sewage & waste? • incineration of waste? • burning of waste in open air (e.g. slash material, construction debris)? • any other sources	Yes.	Likely pollutants from vehicles and other operations during construction. Pollution during operation likely to be small/minimal.	No. As part of any CEMP, a Pollution Prevention Plan (PPP) will likely be prepared.
Will the construction, operation or decommissioning of the proposed development lead to risk of contamination of land or water from releases of pollutants?	Yes.		No. Risk of pollutants considered very low. A Pollution Prevention Plan (PPP) can be requested as part of any development proposal.

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Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation? Such as: • from operation of equipment e.g. engines, ventilation plant, crushers? • from industrial or similar processes? • from blasting or piling? • from construction or operational traffic? • from lighting or cooling systems? • from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)? • from any other sources?	Yes.	Noise from construction operations and operational traffic as well as recreational activities and comings and goings on site. The site is also located relatively close to the A75(T) public road.	It is noted that a Noise Impact Assessment has been prepared and will be submitted as part of the proposed planning application.
3.1 (f) Risk of major accidents and/or disasters which are relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge			

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Will there be any risk of accidents during construction, operation or decommissioning of the proposed development which could have effects on people or the environment? Such as: • from explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances? • from events beyond the limits of normal environmental protection e.g. failure of pollution control systems? • from any other causes? • could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)?	No.		
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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)? Such as: • use of hazardous or toxic substances? • Potential changes in occurrence of disease or effect in disease carriers (e.g. insect or water borne diseases)? • effect on welfare of people (e.g. change of living conditions)? • effects on vulnerable groups (e.g. the elderly)?	No.		
3.1 (g) Risk to human health			

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Will the construction, operation or decommissioning phases of the proposed development involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health? Such as: • use of hazardous or toxic substances? • potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)? • effect on welfare of people (e.g. change of living conditions)? • effects on vulnerable groups (e.g. the elderly)?	No.		
Are there any other risks to human health?	No.		

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Schedule 3 Selection Criteria	Yes/No	Briefly describe potential impact	Is it likely to result in a significant effect? Please explain.
3.2 Location of the development			
3.2 (a) Existing and Approved land use			
Are there any existing and/or approved 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.	No. The effect would extend over a large area and, potentially, many people would be affected. However, there is considered to be a low probability of a significant effect in this regard.
Are there any areas on or around the location 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 a loss of greenfield land?	Yes.	Agricultural land.	No. The effect would extend over a large area but not many people would be affected. There is considered to be a low probability of a significant effect in this regard.

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Schedule 3 Selection Criteria	Yes/No	Briefly describe potential impact	Is it likely to result in a significant effect? Please explain.
3.2 (b) Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground			
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? Such as: • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals	No.		
3.2(c) Absorption capacity of the natural environment			

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Are there any other areas on or around the location which are important or sensitive for reasons of their ecology which could be affected by the proposed development? Particular attention should be paid to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks.	Yes	The site contains 2 areas to the north of the site identified as ancient woodland.	No. There is considered to be a low probability of a significant effect in this regard. It is noted that a tree survey and arboricultural assessment will be submitted to accompany the planning application. In addition, it is noted that buffer zones will form part of the development proposal to demonstrate no adverse effects to this designation.
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Are there any European sites and other areas classified or protected under national legislation which could be affected by the construction, operation or decommissioning of the proposed development? Such as • sites that are protected under international or national legislation for their ecological, landscape, cultural heritage or other value. • areas which are classified or protected under international or national or local legislation for conservation of wild birds, conservation of natural habitats, or conservation of fauna or flora e.g. for breeding, nesting, foraging, resting, over wintering, migration.	No.		
Are there any areas on or around the location in which there has already been a failure to meet the environmental quality standards, laid down in Community legislation and relevant to the project, or in which it is considered that there is such a failure?	No.		

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Is the development in or around a densely populated area or location? Is it likely to be highly visible to many people?	Yes.	Particularly to the south end of the field to the west of the site.	No. There is considered to be a low probability of a significant effect in this regard.
Are there any areas or features of historic, cultural or archaeological significance on or around the location which could be affected?	Yes.	There are designated archaeological features in the locality which could be indirectly affected.	No. There is considered to be a low probability of a significant effect in this regard.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	No.		The site is not located within a National Scenic Area, nor a Regional Scenic Area.
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.	The A75(T) is close to the site.	
Are there any areas on or around the location in which species and habitats of Local Biodiversity Action Plan importance are present?	No.		

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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.		
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.		

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Schedule 3 Selection Criteria	Yes/No	Briefly describe potential impact	Is it likely to result in a significant effect? Please explain.
3.3 Characteristics of the Potential Impact			
3.3(a) Magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected)			
Will the effect extend over a large geographical area, affecting many people and resulting in social changes, e.g. in demography, traditional lifestyles, employment?			
The effect will not extend over a large geographical area, will not affect many people nor result in social changes.			
3.3(b) Nature of Impact			
Is the development located within or close to any other areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which would be significantly affected by the development?			
No.			
3.3(c) Transboundary nature of the impact			
Will there be any potential for transboundary impact?			
No.			
3.3(d) Intensity and complexity of the impact			
Is there a risk that environmental standards will be breached?			
Yes, but it is considered to be small.			
3.3(e) Probability of the impact			

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Is there a high or low probability of a potentially highly significant effect? Low probability.
3.3(f) Expected onset, duration, frequency and reversibility of the impact
Will the effect be permanent, continuous or irreversible? Permanent but potentially reversible in respect of the nature of accommodation units proposed.
3.3(g) Culmination of the impact with the impact of other existing and/or approved development
Insignificant.
3.3(h) Possibility of effectively reducing the impact

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Will there be any significant adverse effects on any aspect of the environment during the construction and operational phases of the development, has the developer included mitigation measures to avoid, prevent, repair or reduce the potential impact?

The developer has provided a description of the key environmental issues likely to be associated with the development within their EIA Screening Request Report and advised of further Reports will be required to accompany the planning application relating to:

- Trees (a Woodland/Tree Survey and Arboricultural Impact Assessment in accordance with BS5837(2012));
- Flooding (a Flood Risk Assessment produced in accordance with NPF4);
- Drainage (a Drainage Strategy Report);
- Ecology (Further Species surveys and Wintering Bird surveys);
- Ecology (Geo-Environmental Phase 1 Investigation);
- Ecology (Preliminary Ecological Appraisal Report and Biodiversity Net Gain Metric)
- Landscape and visual impacts (Landscape and Visual Impact Assessment – LVIA);
- Landscape and visual impacts (Landscaping proposals);
- Noise (a Noise Impact Assessment);
- Traffic and transport (a Construction Traffic Management Plan – CTMP);
- Traffic and transport (Transport Statement); and
- Air Quality (Air Quality Assessment).