

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017  
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  
LAND SITUATED OFF OF A PRIVATE ROAD FROM C116 WOODHEAD ROAD TO MILNCRAIG FARM, COYLTON, SOUTH AYRSHIRE.**

**SOUTH AYRSHIRE COUNCIL PLANNING REFERENCE: 22/00637/EIASCR**

The development relates to a proposal for a change of use of agricultural land to form a holiday lodge style caravan park. The applicant estimates that the park will accommodate between 150 and 200 holiday lodge style caravans and that the caravans will mostly be 'single units' (circa 80%) with a small number of 'twin units' also proposed (circa 20%). Two areas within the overall site (linked by an access road) have been identified as being suitable for the siting of caravans. A new tarmac vehicular access road will be formed from Woodhead Road to the south to serve the caravan park and to facilitate the delivery of caravans onto the site. The applicant advises that it is unlikely that there will be any on-site facilities such as restaurants, bars, shops and leisure uses with users directed to local services in Coylton and further afield in Ayr.

The application site extends to 28.25 hectares approximately in total however as set out in the applicant's submission this is to forecast for the routes and location of foul drainage and the requirement for additional landscaping provisions to support the development which at this time are not known. The actual area to be developed as a caravan park itself is noted on the plan accompanying the screening opinion and this covers 7.8 hectares approximately at this time.

The proposal is Schedule 2 development under the terms of the above Regulations under the auspices of 'holiday village/hotel complexes outside urban areas and associated development project' which exceeds 0.5 hectares. It 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 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, 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?	No.	<p>As set out previously, a much larger area has been included as part of the application site as it is not yet known what route will be taken for roads and foul drainage infrastructure and what additional landscaping would be required. Notwithstanding this, the primary development area comprises of approximately 7.8 hectares constituting predominantly grazing land, with an area of young woodland and shrub growth along the line of the access road.</p> <p>The general landform for the site is undulating, and the development area is well screened in all directions by existing young/semi-mature woodland.</p>	<p>No.</p> <p>Whilst no details have been provided as part of the screening opinion request, the anticipated scale and mass of the built form and structures associated with a 150/200 caravan park development are considered to be relatively predictable will generally be low density.</p> <p>In this case it is relevant to note that there are a few existing, sizeable and long-established holiday caravan parks in the wider locality. Most notable is Parkdean Resorts Sundrum Castle Holiday Park which is situated adjacent to the site on the northern side, across the other side of Castle Drive. Garton Caravan and Camping Park is also closeby and situated to the south west of the application site on Ayr Road.</p> <p>Holiday accommodation/caravan parks are not alien features in South Ayrshire's semi-rural environments and it is considered that this particular form of development would constitute an identifiable and relatable use given the proximity and presence of similar types of caravan developments in the vicinity.</p>

	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).
			In summary, it is considered unlikely that this proposal would be significantly out of scale with the existing environment or surrounding locality in this context.
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes.	<p>There will be consequent requirements for the provision of a comprehensive suite of utilities and services to the caravans/holiday lodges on site and means of internal access to be introduced to/from the site to the existing public road network.</p> <p>It is also common for caravan parks developments to be subject to subsequent applications and this includes proposals for further extensions to caravan parks and other applications for ancillary/supporting developments for existing caravan parks (offices/play parks etc).</p>	<p>No.</p> <p>The size of the site and scale of proposed works indicate significant effects are unlikely. It is also not considered likely that the developments, applications and proposals that could reasonably follow on from this proposal would constitute anything of environmental significance.</p>
<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.	N/A.	<p>No.</p> <p>Given the location of the site and the nature/scope of the proposals, it is not considered that there will be potential cumulative impacts of significance in EIA terms.</p>
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.	N/A	<p>No.</p> <p>There is no indication in the information supplied as part of this screening opinion that the development proposal would form part of a wider, more substantial project. In this regard, it would be treated as a standalone development and its impacts and effects would be assessed through the application itself.</p>

	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>(c) Use of natural resources</b>			
<p>Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)?</p> <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.	<p>The caravan park itself would be situated on previously undeveloped agricultural land and as such it is noted that this would be partly compromised as agricultural land should the development progress. It is also anticipated that aggregates will be used to assist the construction/delivery of the development.</p>	<p>No.</p> <p>Whilst the overall extent of the application site as presented by the applicant is sizeable, the actual area to be developed for caravans within this is not considered to be significant in this context. In addition to this, the land is not identified as prime quality agricultural land.</p> <p>On this basis, any effects of the loss of agricultural land to accommodate the development are unlikely to be significant in EIA terms. The loss of agricultural land and any effects and impacts identified can be appropriately assessed through the planning application process and without the need for a specific environmental assessment in this respect.</p>
<b>(d) Production of waste</b>			
<p>Will the development produce wastes during construction or operation or decommissioning?</p>	Yes.	<p>It is anticipated that some waste may well be generated from the construction phase of the development, including for groundworks or civil engineering to deliver the development platform.</p> <p>In terms of the operational phase, given the nature of the development itself (e.g. caravans which will be used and occupied by people for holiday purposes), some degree of waste would be generated.</p>	<p>No.</p> <p>As set out, waste is a predicted and anticipated consequence of a development of this type, but the level of waste generated would not in itself be considered to be significant in EIA. The applicant themselves confirms in their supporting information that during the lifetime of the operation of the site, waste arisings will be stored and recycled and disposed of through a long-term contract. Fulfilment of this would be secured through a</p>

	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).
			combination of environmental legislation, planning conditions and caravan site licence conditions.
<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.	<p>There will be noise during the construction of the development however these works will be temporary.</p> <p>It is also anticipated that there will be residential-scale noise, light and heat energy emitted consequent to site occupation and this will likely be at its height during residency seasons.</p>	<p>No.</p> <p>The application site and in particular the proposed site for the caravan park within it benefits from a sizeable curtilage and substantial screening (in the form of trees/woodland) which would assist to mitigate and buffer potential affects.</p> <p>The use of lodge style holiday caravans is not typically regarded as a noise generating use in itself and it is surrounded by generally compatible with the closest being an established holiday caravan park. Any potential impacts as a result of noise could be appropriate assessed through the planning application in collaboration with the Council's Environmental Health Service as a consultee.</p>
<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?	No.	<p>During construction there will be heavy machinery, transport and construction equipment/materials on site which all present danger and accident hazard. There will always be risks associated with the construction phase of this type of proposal although no risks are anticipated that could have wider effects on people or the environment outwith the site itself.</p>	<p>No.</p> <p>These risks will stand to be managed in accordance with industry standards and due protocol in safe working practice.</p>

	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>(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.	The land is currently agricultural land and therefore if consented, the use of the land would change.	<p>No.</p> <p>Whilst this would essentially be a permanent change in land use, the land is not identified as prime quality agricultural land. It is therefore not considered that this change would be significant in EIA terms noting the location of the application site and the nature and type of development.</p>
<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.	N/A.	No.
<ul style="list-style-type: none"> <li>• pre-construction investigations e.g. boreholes, soil testing?</li> </ul>			
<ul style="list-style-type: none"> <li>• construction, demolition, reclamation or excavation works?</li> </ul>	Yes.	<p>Construction works and activity will take place to deliver the development on the site and this would include the holiday caravan park and supporting infrastructure such as roads, paths, drainage and utilities.</p> <p>No demolition, reclamation or substantial excavation works of particular note are anticipated noting the characteristics of the application site and the scale and nature of the development.</p>	<p>No.</p> <p>The construction activity will be temporary and the extent of the impact for a development of this scale and nature will unlikely be significant. Any potential effects could be assessed and likely mitigated through best practice procedures and the use of planning conditions as part of the development management process.</p>

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<ul style="list-style-type: none"> <li>underground works?</li> </ul>	Yes.	Underground works would likely be required in order to install the necessary drainage and utilities to support the development.	<p>No.</p> <p>Noting the scale and nature of the development, the level of underground works needed to deliver the infrastructure to support the caravan park is unlikely to be significant in EIA terms.</p>
<ul style="list-style-type: none"> <li>facilities for storage of goods or materials?</li> </ul>	No.	N/A	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 transportation of materials, structures and equipment will require to utilise surrounding road infrastructure. Additional vehicle traffic on surrounding road networks during the operational phase is also anticipated.	<p>No.</p> <p>The level of traffic and vehicular activity for the development is not anticipated to be significant in EIA terms. Any effects from traffic and vehicle movements during both the construction and operational phase will likely be localised and can be appropriately addressed and assessed through the Development Management process in collaboration with the Council's Roads Authority as a consultee to the planning application. The supporting statement which accompanies this screening opinion request confirms that a Transport Assessment will be prepared as part of the future planning permission application and this will be both assessed and considered to establish impacts on road networks as part of the development.</p>
<ul style="list-style-type: none"> <li>new or diverted transmission lines or pipelines?</li> </ul>	No.	N/A	<p>No.</p> <p>The supporting statement which accompanies the screening opinion request confirms that whilst there is a major electricity transmission line running west to east to</p>

	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).
			the south of the site, it will not be affected by the development proposal.
<ul style="list-style-type: none"> <li>any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005</li> </ul>	No.	N/A	No.
<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.	N/A	No.
<ul style="list-style-type: none"> <li>influx of people to an area either temporarily or permanently?</li> </ul>	No.	The proposals are to deliver a caravan park which will provide holiday lodge accommodation. On this basis, it is accepted that it will by its very nature and function bring people to the site and that as a result their will be movements of people to and from the site who use the facilities.	<p>No.</p> <p>Given the nature/scale and extent of the proposed development, the activity of people coming and going from the site to use the caravan park would unlikely be significant in EIA terms. Impacts of activity associated with the proposed development (including intensification of use, additional trips, amenity matters), would all be assessed as part of the Development Management process.</p>
<ul style="list-style-type: none"> <li>any other changes?</li> </ul>	No.	N/A	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?	No.	<p>As previously set out, the development proposal is proposed on previously undeveloped, agricultural land.</p> <p>In terms of neighbouring land uses, the closest would be the existing holiday caravan park to the north of the site and scattered, clusters of residential properties to the north east and west of the site. There is also more dense residential to the</p>	<p>No.</p> <p>Matters of the acceptability of the principle of development, the compatibility with surrounding uses and the appropriate preservation of neighbouring uses amenity are considered to be best addressed through the Development Management process, in which matters of design and siting will be assessed in detail.</p>



	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).
		south of the site (residential areas forming part of Coylton), however these are further away and intersected by sizeable fields/woodlands.	
<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.	In the first instance, it is relevant to note that the land is not classed as prime-quality agricultural land. Beyond this, there are no known important, high quality or scarce resources on the site.	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.	N/A	No.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No.	N/A	No.
Are there protected species in or around the location, for example European Protected Species, which could be affected?	No.	The site is not subject to, nor does it form part of any specific ecological designation(s) or categorisation(s). Notwithstanding this, it is accepted that given it comprises a mixture of undeveloped agricultural land and areas of woodland, it is likely that it will host a variety of wildlife.	No.  The supporting statement that has been provided as part of this screening opinion request confirms that a Preliminary Ecological Assessment and Report is currently being undertaken to determine whether further ecological assessment and mitigation is required to support the future planning application.

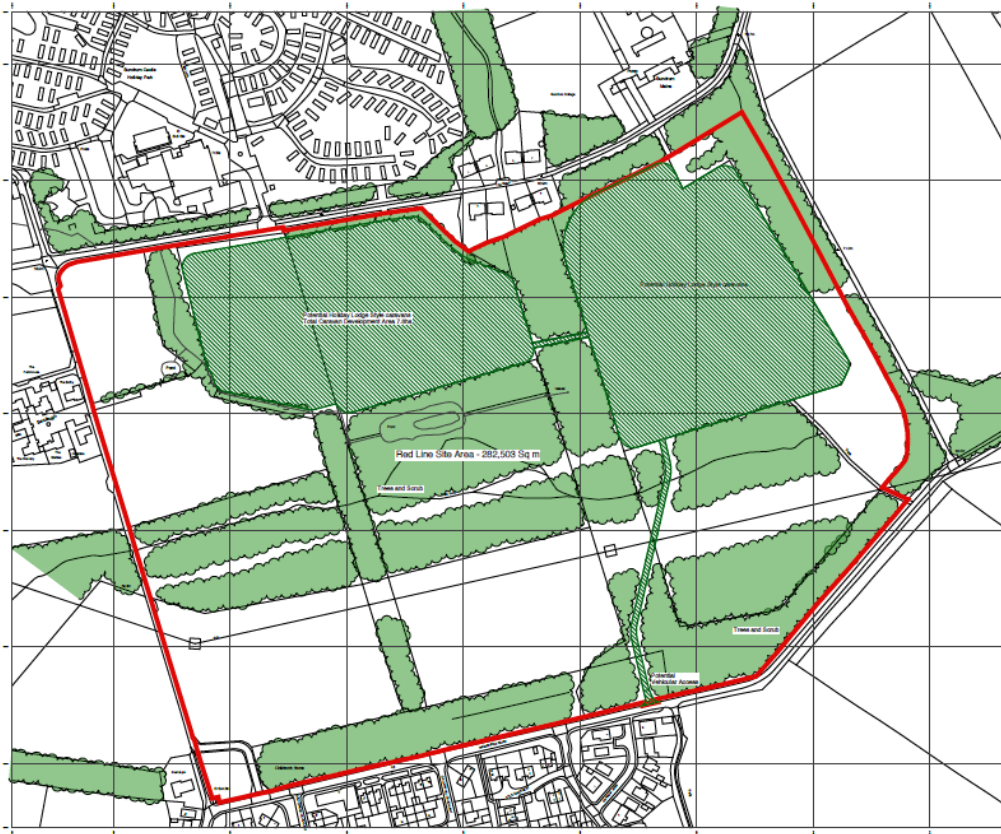
	Yes/No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
			In the absence of any known ecological designations or receptors on the site, it is considered that the above assessments and the development management process provides sufficient scope to assess potential ecological impacts.
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.	<p>The application site is directly to the south of Parkdean Resorts Sundrum Castle Holiday Park however this development is served via Castle Drive.</p> <p>The applicant in their supporting statement which accompanies this screening opinion advises that Castle Drive is private and there is no right of access for the development proposal. As a result, a vehicular access for this proposal will be formed from Woodhead Road.</p>	<p>No.</p> <p>It is unlikely, based on the location and intended arrangements for the development that this proposal would impede or affect public access to nearby recreation and other facilities to a point which would be significant in EIA terms.</p> <p>The key impacts of the development proposal can be addressed through the planning application process, including the need to consider any cumulative impact with other existing and/or approved development.</p>
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No.	<p>The site itself does not contain any features or designations of historic or cultural interest.</p> <p>Sundrum Castle and Sundrum Mains offset to the northeast of the development site are both B Listed and are closest examples of buildings of historic/cultural importance to the application site itself.</p>	<p>No.</p> <p>It is not considered that the development proposal would have any significant effects on the setting of either Sundrum Castle or Sundrum Mains. The distance alongside the presence of existing areas of woodlands and tree belts which intersect between the development site and these listed buildings, reduce the potential for any significant effects on the setting.</p>
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing	No.	N/A	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.	<p>The site would be most visible from transient users along Castle Road although the application site like the adjacent Parkdean Resorts Sundrum Castle Holiday Park does benefit from established foliage and tree screening close to road frontage.</p> <p>It is anticipated that there would be limited visibility of the principal development site for the proposals from the nearest housing estates/areas in the settlement of Coylton given the established woodland and mature tree belt that intersects in between it and the site for the development.</p>	<p>No.</p> <p>No highly visible views of significance in EIA terms are anticipated.</p> <p>The supporting statement which accompanies the screening opinion request sets out that a Landscape and Visual Appraisal and a Landscape Masterplan will be provided as part of the future planning application submission. In turn, it is considered that the development management process provides adequate scope to assess the extent of the visual and landscape impact.</p>
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.	The site comprises of relatively flat undeveloped agricultural land and areas of woodland and has no identifiable constraints on it.	No.

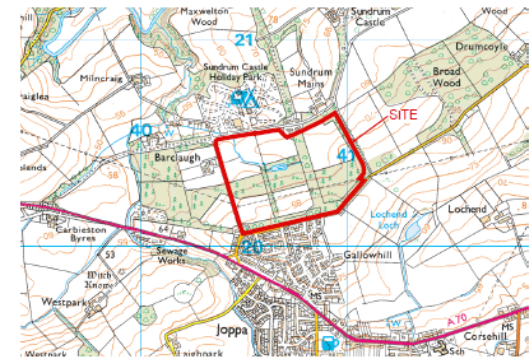
### **Conclusions**

Under the Regulations, aspects of the development proposal generally falls within Schedule 2. The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by proposed development and considering the proposed development against the selection criteria relevant to the EIA process.

As set out above, from the assessment undertaken in accordance with the Regulations and Circular 01/2017, and taking into account the submitted screening report, the Council concludes that the proposed development for a proposed change of use of agricultural land to a caravan park, 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 or which require further assessment through the EIA process. The screening opinion therefore concludes that an Environmental Impact Assessment (EIA) is not required in this instance.



Location Plan  
Scale 1:1250



Site Identification Plan  
Not to Scale



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Project: 216/070000 - Capheat Develop, Land North of Capheat, Ayrshire.	
Drawing: Location Plan	
Date: 21/07/2020	Client: AXA
Scale: 1:1250 (A3)	Sheet: Planning
Drawing Number: 01/04/01	Revision: A
<small>           Development Project Reference: 216/070000 - Capheat Develop, Land North of Capheat, Ayrshire.            Date: 21/07/2020            Scale: 1:1250 (A3)            Drawing Number: 01/04/01         </small>	

