

**THE TOWN AND COUNTRY PLANNING ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2017
SCOTTISH GOVERNMENT CIRCULAR 1/2017**

**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 AT ALTON, SOUTH EAST AYR, AYR, SOUTH AYRSHIRE**

The proposal concerns the use of approximately 32.5 ha of land for residential development (circa 400 homes) and associated engineering, infrastructure (including a pedestrian bridge over the A77, improvements to the Bankfield Roundabout and upgrades to the A713 road along site frontage), landscaping and open space.

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 1/2017). 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).
1. Characteristics of the Development			
(a) Scale of the development			
Will the development be out of scale with the existing environment?	Yes	The proposed development would create a somewhat isolated development relative to the settlement of Ayr, although it is noted	It is not considered that solely on the basis of the scale of the proposed development that the effects would be significant within the context of 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).
		that the site is allocated for Housing within the adopted LDP (AYR4) and is bounded to the north by the residential area of Kincaidston and to the south by Ailsa and Ayr hospitals.	
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	No	Other than the proposed development, the proposal will not result in further consequential development.	
(b) Cumulation with other development			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	The site is located within a larger area that is allocated in the LDP for residential purposes (AYR4). The proposed development together with other potential developments may result in cumulative impacts.	It is considered that any cumulative impacts with potential developments located within the vicinity of the proposed application are unlikely to be of a significant nature (within an EIA context) although appropriate assessments such as a transport assessment may assist to confirm this.
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	As noted above, the application site forms part of the wider SE Ayr Housing allocation within the LDP (AYR4). The relevant planning policies of the Local Development Plan require coordination of mitigation of cumulative transport effects and coordination of provision of education and community facilities.	In physical terms, it is considered that related developments within the AYR4 allocation could proceed independently. The cumulative transport effects can be assessed through appropriate transport studies. Coordination of provision of transport mitigation and community facilities could be achieved through the imposition of appropriate planning conditions and legal agreements.
(c) Use of natural resources			
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <ul style="list-style-type: none"> • water or fisheries? • minerals or aggregates? • agriculture, forests and timber? • energy including electricity and fuels? • any other resources? 	Yes	The proposed development will utilise land which is currently undeveloped.	Proposals to develop on land which is currently undeveloped is not considered sufficient for the purposes of giving rise to 'significant' effects under the terms of the EIA Regulations.
(d) Production of waste			

	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 produce wastes during construction or operation or decommissioning?	Yes	As with most construction processes, the production of waste is inevitable.	No significant effects (within an EIA context) in this regard.
(e) Pollution and nuisances			
Will the development cause noise and vibration or release of leachates, light, heat energy or electromagnetic radiation during construction or operation or decommissioning?	Yes	There will be noise and vibration as a result of construction works, while noise associated with the proposed development is likely to be acceptable residential noise levels.	The noise and vibrations associated with the site are not considered to be significant (within an EIA context) for the surrounding area.
(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?	Yes	The site would be developed and as such risk of accidents would exist.	The nature of the risks associated with this form of development do not give rise to environmental impact concerns of sufficient scale to merit assessment through EIA..
(g) Other characteristics: potential physical changes (topography, land use, changes in waterbodies etc) from construction, operation or decommissioning of the development			
<ul style="list-style-type: none"> permanent or temporary change in land use, landcover or topography including increases in intensity of land use? 	Yes	The site is currently undeveloped and as such the proposed housing and mixed-use development will result in a permanent change from agricultural to urban.	The proposed change of use of the land in question will require to be supported by appropriate documentation such as details relating to drainage and hydrology, access etc. It is not considered that the proposed development will result in any significant effects (within an EIA context).
<ul style="list-style-type: none"> peat land disturbance and/ or degradation leading to: carbon release, damage to habitats, affecting land stability or hydrology? 	No	The development site does not contain any known areas of peatland habitat being primarily improved agricultural land.	
<ul style="list-style-type: none"> pre-construction investigations e.g. boreholes, soil testing? 	Unkn own	No details have been provided in relation to pre-construction investigations. However, it is assumed that such investigations would be undertaken in order to inform the planning and development process.	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).
• construction, demolition, reclamation or excavation works?	Yes	The proposal involves the construction of residential buildings.	It is considered any construction undertaken will not result in a significant effect (within an EIA context).
• underground works ?	Yes	There may be small-scale underground works to install foundations for the proposed buildings.	No. The scale of underground works is not significant in EIA terms.
• facilities for storage of goods or materials?	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 this screening opinion.
• new road, rail, air or sea traffic or infrastructure during construction, operation or decommissioning?	Yes	The proposal will involve the construction of new roads within the development site and improvements to existing roads outwith the site. There will be additional road traffic during the construction and operation of the proposed development.	No. Construction traffic will be temporary and operational traffic can be adequately assessed as part of the conventional planning application process.
• new or diverted transmission lines or pipelines?	No		
• any works requiring an authorisation under the Water Environment (Controlled Activities)(Scotland) Regulations 2005	No		
• long-term/ongoing activity during restoration or decommissioning which could have an impact on the environment?	No	The proposed development is permanent.	
• influx of people to an area either temporarily or permanently?	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.
• any other changes?	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. 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 development site is bound by Ailsa Hospital to the south, the A713 to the east, and by residential to the north. The site is currently used for agricultural purposes.	It is considered that the effects of the proposed development on neighbouring uses are unlikely to be significant (within an EIA context).
(b) Relative abundance, quality and regenerative capacity of natural resources in the area			

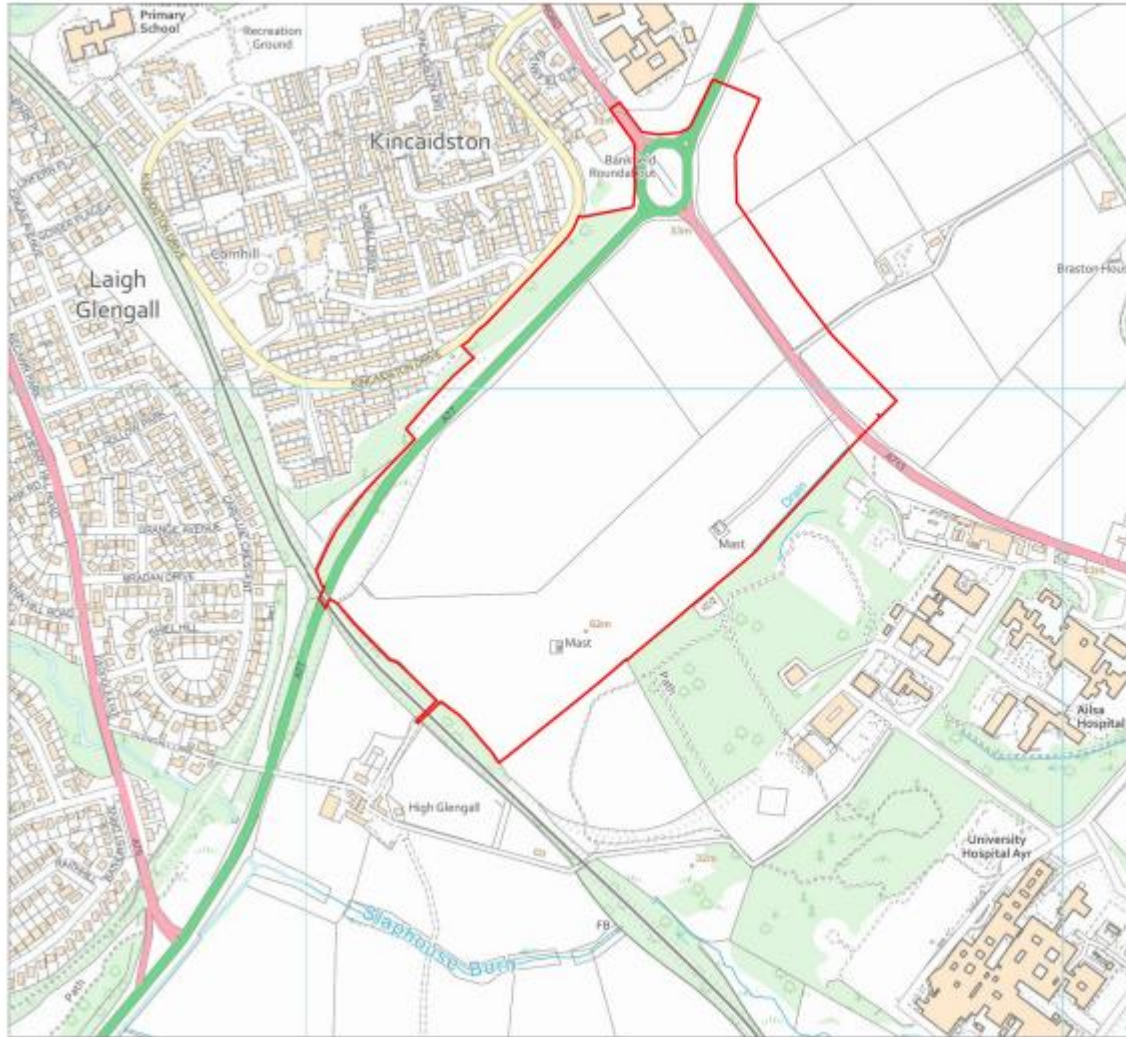
	Yes/ No	Briefly describe	Is effect likely to be significant? Significance should be considered in terms of the extent, transboundary nature, magnitude and complexity, probability, duration, frequency and reversibility of any impact(s).
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	Yes	The development will result in the loss of agricultural land (grade 3.2) but the site is located within an allocated housing site within the LDP (AYR4).	No. Effects are not considered significant in the context of this screening opinion.
(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 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.	Yes	Alton House located to the immediate east of the site is a grade C listed building.	The setting of Alton House has been heavily modified by the development of both the Ailsa Hospital and Ayr Hospital and it is not considered that the current proposal will have a significant detrimental impact in the context of EIA.
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?	Unkn own	The proposed development site could potentially provide a suitable habitat to protected species, however, this is unknown at present.	For the purposes of this assessment, it is considered that the planning application process provides sufficient scope for the consideration of any required survey work and the input of consultation authorities.
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	The proposed development site is located approximately 500m to the west of a Category 'C' listed building – Alton House.	The setting of Alton House has been heavily modified by the development of both the Ailsa Hospital and Ayr Hospital and it is not considered that the current proposal will have a significant detrimental impact in the context of EIA.
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	Any development will be visible to nearby residential properties and hospitals.	It is considered that the visibility of the proposed development on the site in question is unlikely to give rise to significant effects (within an EIA context).
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		

Conclusions

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by the proposed development. The main issues which have emerged from the checklist are:

- The loss of agricultural land; however, it is noted that the site is allocated for housing within the adopted LDP (AYR4). The loss of such agricultural land is not something that is considered that would give rise to significant environmental effects to the extent that an EIA Report would be required.
- Potential cumulative impacts with other proposed development due to the site being located within the allocated AYR4 site in the adopted LDP. It is considered that the proposed development would not give rise to significant environmental effects to the extent that an EIA Report would be required.
- Noise impacts upon the surrounding area as a result of construction operations. These works will be temporary and are not considered to be significant for the purposes of this assessment. The Council's Environmental Health Service is also responsible for handling in concerns in this regard;
- The impact of works which would be required to install all infrastructure etc.

From the assessment undertaken in accordance with the Regulations and Circular 01/2017, the Council concludes that the proposed development as shown on the map forming part of the screening request and attached as an appendix, is unlikely to result in effects on the environment which are sufficiently significant to require the submission of an environmental statement.



Alton

Lynch

Drawing No. 13021-PLBD-P002
EIA Screening Boundary

EIA Screening Boundary (32.5 ha)

Rev - (17.06.21) Drawn: SD - Checked: KP - Approved: PM

Status: Planning

Scale 1:5,000 @ A3

0 50m 100m 200m

N

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