

EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2026-018

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	
Location name	Field Adjacent to Trostrie Farmhouse		Restructuring above thresholds	X
Grid reference	NX/65190/57680		Drainage	
Nearest Town	Twynholm		Irrigation	
Description of proposed works	Works at this site had previously started without a screening application, so a stop notice was applied on 22/07/2026 and applicant asked to submit a screening application:- 3 - 4 Knowes to be removed individually by stripping back the topsoil and levelling out the rock. Rock to be moved from high to low areas and used to repair drains. The knowes are to be levelled enough to allow modern machinery to travel over them safely. Proposal is to move approximately 2800 cubic m rock and recover with soil which has been stripped back and also moved from lower less rocky area. The total volume being moved including soil would be in excess of 5000 cubic m.			

Initial check (LPIS, PastMap etc)	comments
Are any significant earthworks proposed within 25m of a railway or classified road? (If yes refer customer to LA planning department, and reject screening application)	No – adjacent road is unclassified
Does the project involve creating new tracks, or any other action that would require planning permission or approval from LA planning, or fall under Forestry EIA regulations? (if yes refer customer to LA planning or FS, and reject screening application)	No
Does the proposed work involve removing earth/rock from the farm unit? (If yes refer customer to LA planning and SEPA, and reject screening application)	No
Does the proposed work involve infilling depressions or hollows with material not from the immediate area? (If yes consult with SEPA)	No
Check designations and cross compliance layers, and PastMap. Are there monuments close to the proposed works? (If yes consult with HES for scheduled monuments, and LA archaeologist for non-scheduled monuments)	No issues – Complainants had raised concerns re peatland but XC layer confirms this does not extend close to the relevant field
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If serious concerns, consult with NatureScot)	Nature Scot have attended the site and provided report below.
Does the project potentially effect the water environment, pose a pollution risk, or potentially have any other effects under SEPAs remit? (if yes consult with SEPA)	No

Check if proposals breach thresholds

5000m3 threshold would be breached – Producer has not included the soil which is to be stripped off rocky knolls and returned in his calculation. Threshold clearly breached.

Check EIA tracker for previous projects at location
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No previous projects

Local Authority Planning consultation	
Our questions	N/A
Reply	

Historic Environment Scotland / Local Authority Archaeologist consultation	
Our questions	N/A
Reply	

NatureScot consultation	
Our questions	
Reply	I ([REDACTED TEXT], NS) provide a report following our visit to see the land at [REDACTED TEXT] following a Stop Notice being issued by RPID. The site visit took place on the 19 August 2026 and we were also accompanied by [REDACTED TEXT] of NatureScot. RPID had inspected the site and concluded that a screening decision would have been appropriate for the works which had already progressed and this is what led to the Stop Notice. The applicant has since submitted a Screening Application. If the fields transitioned from grassland to fodder beat since 2017 they should have subject to EIA as this would be intensification. We walked the field and inspected all areas irrespective of where the works had taken place. We noted that significant excavation had taken place with some knolls being removed and areas flattened off. NatureScot Position: Significant alteration to field and movement of rock and soil had taken place. The landscape will now appear smoother and display less landscape character than before the works. In terms of biodiversity much of the field is improved ground with fodder bear. The most notable area of biodiversity was in the wetland area on the adjacent LPID west of the field and so not part of this proposal. It will be important to establish that no improvements are proposed on this adjacent ground nor impacting upon it. There are damper areas of the field that have been scraped back and inspection of those areas suggested these had previously been in the main improved ground with soft rush. Some of the soil areas scraped back from the knolls were inspected and no significant indicators of unimproved grassland were noted. The highest slopes of the field (western boundary) hold some botanical interest and these are likely to have impacted to some extent by the soil and rock movements. The priorities for the field are: 1. Retain the small rocky knoll currently striped but not removed beside the house and near the road for its landscape benefits. 2. Retain the unimproved or semi-improved grassland areas on the slope beside the road along the eastern and northern side of the site. There is gorse in these areas to and the removal of some gorse from time to time would allow the retention of the semi-natural grassland on this edge. 3. The scraped ground on the highest point of the field which lies below the fence at the western boundary is to be retained without soil being placed back onto it to allow the remaining adjacent areas of species rich-grassland to colonise. 4. The small area of wetland at the south-east corner of the field near the new field drain to be retained as it is and not improved or drained in the future. The

current drainage works should not encroach further into this remaining area of wetland.

If there is any proposal to impact any of the bullet points outlined above then it is the NatureScot opinion that an Environmental Statement would be required.

Background: Summary of botanical interest noted during field visit.

Highest ground on Western boundary

Yarrow

Harebell

Hericium

Sheep's Sorrel

Tormentil

Clover sp

European Gorse

Bracken

Damp area which had been removed western edge of field. This area abutted against the nicer area of wetland detailed below. Inspection of turves removed indicated that was of poor quality and to some extent peatier soil.

Soft rush

Jointed Rush

Wetland – different LPID (will have contained much more but area was not surveyed in detail or indeed directly accessed as it is different field and not proposed for restructuring. This was the best area of habitat observed and the priority for avoiding any damage.

Ragged Robin

Water Mint

Pennywort

Harestail

Common Knapweed

Lower portion of field (south-east corner)– A new field drain was being put in place and there was evidence of very old field drain fragments

Forget-me-knot Sp.

Soft rush

Sharp -flowered rush

Marsh Thistle

Marsh bedstraw

Greater Bird's Foot Trefoil

The middle low ground of the field had been cleared and is now flat. No meaningful observation could be made but there was no evidence of any loss of unimproved grassland.

Rocky Know beside the house is small compared to those removed or in process of being removed but given its position it is more of a landscape feature the given road and the house and should be retained with soil put back.

Slope beside road on northern edge of field and beyond the line of water pipe. This area is to be retained on the slope. It contains more interesting vegetation and is still largely intact. Presence of gorse and flowers will be important visual receptors for people on road.

Harebell

	Devil's Bit Scabious European Gorse <u>Following this report from NS it was decided that provided the 4 bullet points Nature Scot raised above were respected then a full EIA was not required.</u>
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SEPA consultation	
Our questions	N/A
Reply	SEPA have visited the site independently following the complaints which were passed directly to them. They have subsequently not voiced any concerns or reported any concerns to RPID.

Scottish Forestry consultation	
Our questions	N/A
Reply	

Schedule 2 selection criteria

The characteristics of projects must be considered with particular regard to	
characteristic of project:	Brief description and identification of any potential impacts
the size and design of the whole project;	Knowe removal and restructuring of one field at NX/65190/57680
cumulation with other existing and/or approved projects;	No previous projects on this farming unit
the use of natural resources, in particular land, soil, water and biodiversity;	Rock and soil redistributed to smooth some Knowes, applicant agreed with NatureScot's requirements regards 4 areas to minimize biodiversity and landscape impact.
the production of waste;	No waste – All rock & soil excavated will be redistributed and remain on site
pollution and nuisances;	Some machinery exhaust and noise. SEPA had no runoff concerns.
the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	No anticipated or observed impact.
the risks to human health (for example due to water contamination or air pollution).	No anticipated or observed impact.

Location of projects; The environmental sensitivity of geographical areas likely to be affected by projects must be considered with particular regard to	
	Brief description and identification of any potential impacts
the existing and proposed land use	Return to permanent pasture following break crop of stubble turnips and field restructuring.
the relative abundance, availability, quality and regenerative capacity of natural resources(including soil, land, water and biodiversity) in the area and underground;	This is a previously improved field with a few small areas of unimproved/semi-natural ground and these areas are intended to be retained following the current restructuring project.
the absorption capacity of the natural environment, paying particular attention to the following areas—	Brief description and identification of any potential impacts
(i) wetlands, riparian areas, river mouths;	No anticipated or observed impact.
(ii) coastal zones and the marine environment;	No anticipated or observed impact.
(iii) mountain and forest areas;	No anticipated or observed impact.
(iv) nature reserves and parks;	No nature reserves or national parks in the area
(v) european sites and other areas classified or protected under national legislation;	No SSSI, SAC, or SPA in or near project area
(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	No history of noncompliance
(vii) densely populated areas;	No densely populated areas or access paths / rights of way in or close to the project area

(viii) landscapes and sites of historical, cultural or archaeological significance.	No landscapes and sites of historical, cultural or archaeological significance.

The likely significant effects of projects on the environment must be considered in relation to criteria set out in the sections above, with regard to the impact of the projects on the factors specified in regulation 4(3) (environmental impact assessment), taking into account Score High, Low, Unknown impact, or N/A with comments explaining reasoning for:				
Types and characteristics of the potential impact in relation to 1-4 (right), taking into account:	1. Population and human health	2. Biodiversity*	3. Land, soil, water, air and climate	4. Material assets, cultural heritage, and landscape
the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	N/A this project will not affect human health and populations	Low – semi natural areas and wetland being retained	Low – all rocks and soil to be retained within the field with some repairs to existing drains. No concerns expressed by SEPA re water pollution.	Low – landscape will be modified by restructuring process to smooth out knowes but this is a relatively small field and several features to be retained to minimise impacts as per Nature Scot Report.
the nature of the impact;	N/A	Low – semi natural areas and wetland being retained	Low – semi natural areas and wetland being retained	Low
the transboundary (outside Scotland) nature of the impact;	N/A	N/A	N/A – impact will be on farm only	N/A – impact will be on farm only
the intensity and complexity of the impact;	N/A	Low – semi natural areas and wetland being retained	Low – Soil cover will be replaced and returned to grass for grazing/silage. Drains to be repaired to previous historic condition with no runoff concerns	Low – minor impact on landscape only.
the probability of the impact;	N/A	Low – semi natural areas and wetland being retained	Low – semi natural areas and wetland being retained	Low – minor impact on landscape only - semi natural areas and wetland being retained
the expected onset, duration, frequency and reversibility of the impact;	N/A	Low – this one off project intended to be complete in a matter of days	Low – onset is current but duration is likely to be a few days only to replace soil and reseed back to grass as per previous cropping	Low – onset is current but duration is likely to be a few days only to replace soil and reseed back to grass as per previous cropping – minor impact on landscape only - semi natural areas and wetland being retained
the cumulation of the impact with the impact of other existing and/or approved projects;	N/A	Low – no other such projects in the near vicinity	Low – no other such projects in the near vicinity	Low – no other such projects in the near vicinity

the possibility of effectively reducing the impact.	N/A	Low – semi natural areas and wetland being retained	Low – semi natural areas and wetland being retained - low risk of runoff/pollution	Low – minor impact on landscape only.
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- **Biodiversity and in particular species and habitats protected under the Habitats Directive and Directive 2009/147/EC of the European Parliament and of the Council on the conservation of wild birds(12);**

If all impacts identified score low, no EIA report is required, and the project can proceed. If there are any unknowns or high scores, a full EIA report may be required.

Outcome			
Reasons for decision following consideration of Schedule 2 selection criteria	Effects and impacts of the project are all considered to be low given the relatively small area of the project. The applicant has agreed to the 4 requirements suggested by NatureScot to minimise the biodiversity and landscape impacts. Therefore the environmental impact is not significant and the project can proceed without an Environmental Statement.		
Full EIA report required?	NO		
If EIA report not required, state the measures envisioned to avoid or prevent adverse effects on the environment (regulation 12(2)(b))	• Retain the small rocky knoll currently striped but not removed beside the house and near the road for its landscape benefits. • Retain the unimproved or semi-improved grassland areas on the slope beside the road along the eastern and northern side of the site. There is gorse in these areas to and the removal of some gorse from time to time would allow the retention of the semi-natural grassland on this edge. • The scrapped ground on the highest point of the field which lies below the fence at the western boundary is to be retained without soil being placed back onto it to allow the remaining adjacent areas of species rich-grassland to colonise. • The small area of wetland at the south-east corner of the field near the new field drain to be retained as it is and not improved or drained in the future. The current drainage works should not encroach further into this remaining area of wetland		
Deciding officer	[REDACTED TEXT]	Countersigning officer	[REDACTED TEXT]
Date	24-09-2026	Date	24-09-2026

Acronyms:

EIA Environmental Impact Assessment
 FS Forestry Scotland
 HES Historic Environment Scotland
 LA Local Authority
 LPIS Land Parcel Identification System
 SEPA Scottish Environmental Protection Agency