

# EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2024-015

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	x
Location name	[REDACTED TEXT]		Restructuring above thresholds	x
Grid reference	NX 715 517		Drainage	
Nearest Town	Kirkcudbright		Irrigation	
Description of proposed works	Levelling two areas of land which are not suitable for modern farm machinery to travel on to provide a surface suitable for silage. No drainage work to be undertaken, and all boundaries are to be left untouched. Groundworks include stripping soil from sections, levelling the rock below, and replacing the soil on top.			

Initial check (LPIS, PastMap etc)	comments
Are any significant earthworks proposed within 25m of a railway or classified road? (If yes <b>refer customer to LA planning department, and reject screening application</b> )	No
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 <b>refer customer to LA planning or FS, and reject screening application</b> )	No
Does the proposed work involve removing earth/rock from farm unit? (If yes <b>refer customer to LA planning and SEPA, and reject screening application</b> )	No
Does the proposed work involve infilling depressions or hollows with material not from the immediate area? (If yes <b>consult with SEPA</b> )	No
Check designations and cross compliance layers, and PastMap. Are there monuments close to the proposed works? (If yes <b>consult with HES for scheduled monuments, and LA archaeologist for non-scheduled monuments</b> )	Yes, checks found SM Camphill Cottage Fort in adjacent field, and Historic Environment Record MDG4122
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If yes, <b>consult with NatureScot</b> )	Yes
Does the project potentially effect the water environment, pose a pollution risk, or potentially have any other effects under SEPAs remit? (if yes <b>consult with SEPA</b> )	No

Check if proposals breach thresholds
Yes, proposals breach 5000 cubic meter threshold

Check EIA tracker for previous projects at location
Yes (including some unauthorised work)

Local Authority Planning consultation	
Our questions	N/A
Reply	N/A

Historic Environment Scotland / Local Authority Archaeologist consultation	
Our questions	Please see the application. Do you have any concerns about the proposed works?
Reply	HES had no issues with the proposed work, as the SM would not be significantly affected. LAA identified historic environment assets within 30m of the bedrock outcrops and would seek to ensure that there was no activity within the identified area of archaeological interest (MDG4122), and particularly that there was no movement of plant over it during the proposed operations.

NatureScot consultation	
Our questions	Please see the application and the RPID site visit report. Do you have any concerns about the environmental impact of the proposed works?
Reply	<p>(Summarised)</p> <ul style="list-style-type: none"> <li>• Applicant has previously breached EIA rules. Whilst this application applies for permission to restructure 2 knowes, further works across the holding have been undertaken since 2017 which will need to be taken into consideration in any environmental statement to allow an understanding of habitat change</li> <li>• The RPID site visit notes show the land is uncultivated and seminatural but the photos were taken at a time of year when it is impossible to determine the quality of the habitat. We note that at a previous visit to other knowes on the holding they were found to be species rich</li> <li>• The proposed sites are potentially habitat for protected wildlife</li> <li>• Therefore, in terms of an Environmental Statement we are primarily concerned with receiving further information on the botanical interest and any other observations on species that can be gathered at the same time such as presence of birds, notable insects, amphibian, reptile or signs of mammals since 2017 across the farm holding. Alternative habitats which could demonstrate no net loss of biodiversity and/or provide mitigation will need to be a component of any Environmental Statement</li> </ul>

SEPA consultation	
Our questions	N/A
Reply	N/A

Scottish Forestry consultation	
Our questions	N/A
Reply	N/A

Outcome			
Full EIA required?	YES		
Statement of reasons for decision	Given the customer has already carried out works significantly in excess of the thresholds, and the site visits to the other knowes on the holding during the growing season identified species rich areas, we feel an environmental impact assessment report is required. The habitat surveys should be carried out during the growing season to ensure that any species richness can be properly identified.		
Deciding officer	[REDACTED TEXT]	Countersigning officer	[REDACTED TEXT]
Date	12/03/25	Date	12/03/25

#### 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