

EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2025-014

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	X
Location name	[REDACTED TEXT]		Restructuring above thresholds	
Grid reference	NX 583 536		Drainage	
Nearest Town	Gatehouse of Fleet		Irrigation	
Description of proposed works	Strip back soil from knowes in silage field, break and spread the rock, replace soil, and reseed whole field with grass.			

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
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 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)	The field is in the Fleet Valley NSA. There are no recorded scheduled or unscheduled monuments which would be affected by this project.
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If yes, consult with NatureScot)	Yes – knowes are large and will not have been limed, reseeded, or fertilised.
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
Project as described does not breach thresholds

Check EIA tracker for previous projects at location
Previous projects (no requirement for entry to the public register): 2024-004 and 2025-007

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

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

NatureScot consultation	
Our questions	NatureScot were asked if they had any concerns about the application and attended a joint site visit with RPID staff to assess the field.
Reply	Summary of Field Visit: On walking over the field in question and in particular those areas proposed for restructuring we noted that there were numerous rocky areas at the surface. These will be natural landscape features formed at the end of the last glaciation. The thinner soils close to these rocky outcrops had not been ploughed and therefore, retained areas of natural vegetation. These areas would be classified as "uncultivated" under the Regulations and therefore, would necessitate the need for an Environmental Statement. In particular, knolls A, B, D and F had the more interesting botanical species present and included Lady's Bedstraw, Catsear, Harebell, Bird's Foot Trefoil and Bluebell, Knapweed and English Stonecrop. These were concentrated in those areas furthest from agricultural enrichment. There was a lot of botanical variability within these areas, and the botanical interest was at its greatest on the steeper slopes and closest to the rock. There is likely to be an edge effect on the quality of these remanent areas of grassland where agricultural improvement on the adjacent more intensively managed silage areas is impacting the uncultivated areas through enrichment leading to a reduction in their botanical diversity. In terms of protected species, whilst no badger setts were observed during the visit, all of the rougher ground proposed for restoration did have evidence of badger activity such as snuffle holes or digging for food. No evidence of Badger was noted on the surrounding ground used for silage. The storage of silage bales adjacent to and upslope from species rich areas is likely to be detrimental in the longer term. Whilst the grassland surrounding many of these species rich enclaves could be reduced with minimal biodiversity impacts there is then the danger that the next spread of manure or fertiliser will impact then change them into semi-improved. In terms of landscape there were quite a few areas of rocky knolls in the field proposed for removal. The lower field had smaller knolls, and these were partially screened by the row of trees on their seaward side. The knolls in the higher part of the field were larger and therefore, more visible from a distance and therefore, more significant landscape receptors within the National Scenic Area. NatureScot's Position: The field for the proposed restructuring contains a suite of knolls which retain "uncultivated" areas. These uncultivated areas have a core that retains elements of rocky outcrops and species rich grassland. The rock knolls surrounded by low intensity managed grasslands create distinctive landscape features. The presence of the areas of "uncultivated" land within this field necessitates an Environmental Statement being required. The land is situated in a prominent location within the Fleet Estuary National Scenic Area (NSA). The Fleet Estuary NSA is a nationally designated landscape. The Management Strategy for the Fleet Estuary can be found on Dumfries and Galloway Council's Website through this link National Scenic Area management strategies The landscape character type that the field sits within is the "Peninsula with Gorsey

	Knolls" type and the value of such knolls is acknowledged in that Strategy. Any Environmental Assessment that is developed would also need to take account of impacts on the nationally designated landscape as required by the Regulations. Our advice to RPID is therefore, that an Environmental Statement needs to be prepared for this land both on account of the uncultivated land and the national landscape designation.
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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 comments from NatureScot on the landscape and biodiversity impacts of the project, a full EIA report is required.		
Deciding officer	[REDACTED TEXT]	Countersigning officer	[REDACTED TEXT]
Date	03/09/25	Date	03/09/25

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