

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

**RESPONSE OF STIRLING 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 CRAIGFORTH CAMPUS, STIRLING**

The proposals are in principle for a mixed use development consisting of: offices, retail, leisure, public houses, restaurants, residential, hotel, care home, distillery, visitor centre, nursery, car parking, landscaping and associated infrastructure. The precise mix, density and layout will be based upon the comprehensive master planning process currently underway. A detailed application is also being prepared, which covers the northern portion of the wider site, for the proposed development of an office including car parking, landscaping and associated infrastructure. The masterplan site area is 58 ha and the northern office site is 2.4 hectares.

The proposals are Schedule 2 development under the terms of the above Regulations (qualifying under category 10(b)) "Urban Development Projects". Both proposals exceed the 0.5 ha threshold specified for Category 10(b), above which such schemes must 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 the particular development be likely to have significant effects on the environment?'

For many, perhaps most, types of development, its characteristics require consideration 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 the following 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 development</b>			
<b>(a) Size and design of the development</b>			
Will the development be out of scale with the existing environment?	Yes	<p>The site area extends well beyond that covered by the B14 allocation, in particular it takes in a substantial area agricultural land south and east of the Craigforth crag currently designated as 'countryside'. A potential enhancement of the existing access from the south off the A811 is also being considered.</p> <p>The scale and/or nature of certain development types, in particular public houses, restaurants, residential, care home, distillery, visitor centre, nursery, are not anticipated in the LDP allocation and/or otherwise take place on unallocated designated 'countryside'.</p> <p>Following from the above, and with reference to relevant criteria in the Overarching Policy and Primary Policy 2: Supporting the Vision and Spatial Strategy, significant elements of the proposal, as currently presented, are therefore clearly contrary to the LDP's Spatial Strategy.</p>	Yes. The proposed development will largely result in undeveloped land being developed for a variety of purposes. In light of the scale of the development proposed on what is largely undeveloped land it is considered that the reversibility of the development is unlikely. In addition, the extent of the proposed development is likely to result in impacts in terms of natural habitats, hydrology, roads, biodiversity, air quality and landscape and visual impacts and as such it therefore considered that the effect of the development is likely to be significant.

Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, generation or transmission of power)?	Yes	Road works may be required as a consequence of the proposed development. Also transmission of power.	No. The proposed development would require to include details with regard to access while transmission of power would be required. It is considered such issues would not result in a significant impact.
<b>(b) Cumulation with other existing/approved development</b>			
Are there potential cumulative impacts with other existing development or for proposed development in the planning system?	Yes	The site sits near to the Kildean Business Park site, which is under development.	No. The development is considered to be located a sufficient distance away from the Kildean Business Park to result in any significant impacts.
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	The detailed application for the office development may need to be assessed at the same time as the in principle mixed use development.	No. Two applications are proposed one for a detailed office development, the other for an in principle proposal which also includes the office development. It is considered that the two applications could proceed separately.
<b>(c) Use of natural resources</b>			
Will construction or operation of the development use natural resources i.e. land (especially undeveloped or agricultural land)? <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	The proposed development will utilise energy, both in its construction and on an ongoing basis under its eventual occupation. Also it is proposed to use land currently used for agriculture.	Yes. The proposed development concerns land which is largely undeveloped and therefore any proposals will result in change. The consequence of the use of the land will not only change the land use but may result in impacts on the nearby SAC and the River Teith.
<b>(d) Production of waste</b>			
Will the development produce wastes during construction or operation or decommissioning?	Yes	Wastes will be produced during construction and occupation / operation of the development site. Potential to cause pollution to the Teith SAC.	No significant effects would be expected.
<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	The development may result in noise and light pollution during both the construction and operational phase of the development.	No.
<b>(f) Risk of major accidents and/or disasters relevant to project concerned (including climate change-caused)</b>			

Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?	Yes	During construction there will be heavy machinery, transport and construction equipment/materials on site which all present danger and accident hazard	No. Safety within the site during construction and operation should be managed by contractors/operators.
<b>(g) Risks to human health</b>			
Will construction or operation of the development give rise to risks to human health, for example due to: <ul style="list-style-type: none"> <li>• Water contamination?</li> <li>• Air pollution?</li> </ul>	Yes	During both demolition and construction works there may be air pollution arising from dust generation on site and pollution of rivers and streams from run off.	No. It is considered that this should be managed by contractors/operators.
<b>2. Location of the Development</b>			
<b>(a) Existing and approved 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?	Yes	The site is located on a largely undeveloped site with exception of the office development. The site is located to the west of the M9.	Yes. The proposed development may result in significant impacts in terms of water catchments and the nearby SAC. The potential for significant flooding is also possible.
<b>(b) Relative abundance, quality and regenerative capacity of natural resources in the area / underground</b>			
Are there any areas on or around the location which contain important, high quality or scarce resources (including soil, land, water and biodiversity) which could be affected by the development?	No		
<b>(c) Absorption capacity of the natural environment</b>			
Are there any wetlands, riparian areas or river mouths which may be affected?	Yes	The site is located within the vicinity of the River Forth.	Yes. It is considered that the proposed development may result in significant effects on the River Forth and the surrounding environment including River Teith SAC.
Are there coastal zones / marine environment receptors which may be affected?	No	N/A	N/A

Are there any nature reserves and parks which may be affected?	Yes	proposed designation of Craigforth as a local nature conservation site	No. It is considered that this should be managed by contractors/operators and through the outcome of the necessary habitat surveys.
Are there any European sites or other areas classified or protected under national legislation, which may be affected?	Yes	Historic and Natural Environment Designations. Stirling Castle and The Wallace Monument along with the River Teith SAC.	Yes. Views to these national monuments could be adversely impacted and the SAC for the reasons above.
Does the location include or affect areas in which there has already been a failure to meet relevant 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	N/A	N/A
Is the development in a location where it is likely to be highly visible to many people?	Yes	The proposed development would be accessible to the population of Stirling and would be visible from Stirling and the nearby M9.	No. subject to a successful LVIA.
Are there landscapes and sites of historical, cultural or archaeological significance which may be affected?	Yes	The development site is located within the view of Stirling Castle and as such any proposed would have an impact on the view to and from the Castle.	No. Subject to the necessary archaeological survey work.

## Conclusions

The checklist is a useful tool for the purposes of identifying the wide range of environmental receptors which could be affected by proposed development. In particular, it is noted that the proposed development is located (wholly or in part) within and adjacent to a 'sensitive area' as defined by Regulation 2. The main issues arising from the checklist are as follows:

- Potential impact upon the urban and historic environment.
- Potential impact upon the natural environment.
- Potential impact on Flood Risk,
- Potential impact on Drainage & Hydrology,
- Potential Impact on Biodiversity,
- Sustainability impacts,
- Potential Impact on Landscape & Visual Impact.

From the above assessment undertaken in accordance with the Regulations and Circular 1/2017, the Council concludes that the proposed development at Craigforth Campus Stirling is likely to result in effects on the environment which are sufficiently significant to require the submission of an EIA Report.