

EIA Screening decision proforma

Business details			
Business reference number	[REDACTED TEXT]	Name	[REDACTED TEXT]
Main location code	[REDACTED TEXT]	EIA ID	2025-027

Proposed works details				
Location CPH	[REDACTED TEXT]	Type	Non improved / Semi natural / sensitive land	
Location name	[REDACTED TEXT]		Restructuring above thresholds	
Grid reference	NX634528		Drainage	
Nearest Town	Gatehouse of Fleet		Irrigation	
Description of proposed works	Remove 205m of derelict dyke. The remaining stone will be retained on site and used to repair other dykes on the farm.			

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)	No – SM7670 Conchieton – The Doon is located in the same field, but the proposed works stop around 90m south of the edge of the scheduled area.
Does the project involve any Semi-natural / uncultivated / sensitive areas, or potentially effect any habitat, landscape, or wildlife species (If yes, consult with NatureScot)	No
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
No, but previous enforcement cases on farm have breached threshold, so screening required.

Check EIA tracker for previous projects at location
2020-001, 2023-002, 2023-005, 2023-006, 2023-009, 2024-001, 2024-010, 2025-009

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	N/A
Reply	N/A

SEPA consultation	
Our questions	N/A
Reply	N/A

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

Outcome			
Full EIA required?	NO		
Statement of reasons for decision	Following site visit, we are content that the dyke is not a prominent landscape feature in the area, there is no plan to intensify production on the land following the work, and confident that the removed stone will be used to maintain other, more valuable dykes on the farm.		
Deciding officer	[REDACTED TEXT]	Countersigning officer	[REDACTED TEXT]
Date	29/10/25	Date	30/10/2025

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