

PICKSTOCK, ECCLEFECHAN

PRE-APPLICATION PUBLIC CONSULTATION

EVENT 2 SUMMARY – 28 AUGUST 2024

Part 1: Event details

Public consultation event, Ecclefechan Village Hall, Thursday 28th August 2024.

The event ran from 11am to 8pm without interruption, hosted by Andrew Watt (Maze Planning Solutions).

Plans of the proposed development were displayed. Visitors were free to discuss the project with the host. Feedback forms were available and the host noted verbal feedback to be considered as part of the proposed planning application to Dumfries & Galloway Council.

Photographs of the event space are contained in **Annex A**. Copies of information displayed at the event is contained in **Annex B**. Information displayed was the same as for Event 1, but with an updated landscape plan, revised in response to Event 1 feedback.

A rough tally of visitors was kept. About 25 unique visitors were received. About two in the morning and 23 in the afternoon / evening. Most were new visitors. A few had attended Event 1 and returned to view changes and / or seek further information.

Part 2: Issues logged on event feedback forms

Four feedback forms were completed on the event day. No forms were taken away by visitors to be completed and returned later.

Summary of response to headline statement:

“I am generally in favour of the proposed development”

I agree	0 (zero)
I disagree	4 (four)
I am not sure	0 (zero)

Summary of issues noted on feedback forms

F2.01	<p>SITE SELECTION</p> <p>Why here / this site? Brownfield sites are available in the area. Development is better suited to a site further from the village or in a larger town. Chose to live in a village away from industrial sites.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The land is allocated for business and industrial development in the Dumfries and Galloway Local Development Plan 2.</p>
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F2.02	<p>SCALE OF DEVELOPMENT</p> <p>The extent of development is greater than imagined. The development is too big / out of scale with for the village</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The proposed development area corresponds with the allocation for business and industry contained in the Dumfries and Galloway Local Development Plan 2.</p>
F2.03	<p>VISIBILITY / VISUAL IMPACT</p> <p>The development will be in view of the village centre Adverse impact on skyline from large industrial buildings</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The Pickstock plant would not be visible from the village centre. There is a significant change in land levels and intervening landscaping - existing and proposed. New development will change the appearance of the site. A good quality landscaping scheme is proposed to screen the development.</p>
F2.04	<p>IMPACT ON VILLAGE CHARACTER</p> <p>The development will impact on the uniqueness of the village General impact on the village from traffic and smells</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The proposed development will alter the western approach to the village along the B7076. It neighbours existing industrial land (truck stop/road haulage). Good landscaping will be used to soften the appearance of the new development. The heart of the village is set at a much lower level with no visibility of the proposed development. Pickstock's plant would be 0.8 mile (1,300 metres) from the village centre (Ecclefechan Hotel). The nearest part of the allocated development site is about 0.4 mile (660 metres) from the centre. The development is unlikely to significantly increase traffic in the village. There would be additional HGVs using the roundabout and A74(M) slip roads. A Transport Assessment is being prepared for the planning application to provide detailed analysis. Odour is unlikely to affect the village. The development will include measure to manage odour.</p>
F2.05	<p>ROADS</p> <p>Increased traffic, especially HGVs Increased damage to roads.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Pickstock has consulted with Transport Scotland and Dumfries & Galloway Roads and Infrastructure on transportation. There are no concerns with the capacity of the local highway network and A74(M) to accommodate development traffic. The planning application will include a Transport Assessment, informed by speed surveys, traffic counts, local junction analysis and traffic generation figures for the development. Road maintenance is a matter for Transport Scotland and Dumfries & Galloway Council. There are no technical concerns with road suitability for the weight of standard HGVs that would visit the site.</p>

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F2.06	<p>LITTER</p> <p>The development will lead to more litter being left at the roadside Notable problem on the northbound on-slip to A74(M)</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Littering is not related to Pickstock’s proposed development, but it is recognised as antisocial. Drivers visiting the Pickstock facility can expect to be held accountable by the business for littering and general conduct.</p>
F2.07	<p>NOISE</p> <p>More noise from road traffic</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Noise from road traffic is not expected to cause any adverse impact. Most vehicles visiting the development site would travel via the A74(M). There is no housing close to the development site or on the route to/from the A74(M).</p>

Part 3: Issues recorded by event hosts

The event host noted additional issues, recorded below.

H2.01	<p>ENVIRONMENTAL IMPACT ASSESSMENT</p> <p>An Environmental Impact Assessment should be undertaken.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Pickstock sent a formal request asking Dumfries and Galloway Council to consider the need for Environmental Impact Assessment (EIA). The Council concluded that the proposed development does not meet the threshold for EIA. The Council’s screening opinion letter was published on 21 May 2024 and is accessible on its website, planning reference 24/0706/SCR.</p>
H2.02	<p>LANDSCAPE PLANTING</p> <p>Revised landscape planting looks good Planting will not be effective immediately. Plant larger trees not just saplings.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The draft planting plan displayed at the consultation event had been updated following Event 1 to show deeper structural planting with varied species to provide visual interest and screening. The planting mix could include some ‘Standard Trees’ to provide immediate impact. Standard Trees come in various sizes, starting at a minimum height of 2 metres.</p>
H2.03	<p>FOOTPATH CONNECTIONS</p> <p>The footpath to be constructed along the B7076 connecting the site to the village is a good addition.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Noted. It will ensure a safe pedestrian link with the village to serve the new development.</p>

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H2.04	<p>SPEED LIMIT REDUCTION ON B7076</p> <p>A speed limit reduction to say 40mph approaching the village from Lockerbie could reduce accident risk near the Pickstock / truck park developments.</p> <p>PICKSTOCK RESPONSE 30/08/2024)</p> <p>The merits of a speed limit reduction on the approach to Ecclefechan are recognised as a possible means of reducing accident risk. Setting and changing speed limits is the responsibility of Dumfries and Galloway Council and requires a Traffic Regulation Order. The issue will be discussed with the Council during the planning application. The development scheme has been designed with an access junction appropriate to the current 60mph speed limit.</p>
H2.05	<p>CERTAS FUEL STATION QUEUES</p> <p>At busy periods vehicles wait on the B7076 to access the Certas fuel station. It creates a hazard for traffic leaving the village, heading towards Lockerbie. The fuel station should have been constructed with a pull in / lay by to keep the road clear. Pickstock could help to alleviate the problem.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The fuel station has been constructed and operates in accordance with a valid planning permission. Pickstock’s design of the new site access junction takes account of the way in which the fuel station operates.</p>
H2.06	<p>DRAINAGE POND</p> <p>How deep will it be? Safety issues need to be considered. Risk of drowning especially children.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The pond will have a permanently retained water depth of 300mm (0.3metre). The pond would have a maximum water depth of 1500mm (1.5 metres). Risk of drowning is not significant. The pond would have shallow margins and be planted with reeds and other water-margin plants which benefit ecology but also act as barrier to water entry. If the Council requires additional safety measures, they would be incorporated during the planning application process.</p>
H2.07	<p>VISITING PICKSTOCK TELFORD</p> <p>There is interest in an organised visit to Pickstock’s Telford plant to allow local residents / Community Council representative to see the existing operation.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Pickstock is happy to facilitate a visit to Telford and can arrange transport so that an organised group can be hosted. Arrangements will be made via the Community Council.</p>

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H2.08	<p>FLOOD RISK</p> <p>Risk from surface water run off / increased flooding risk for the village. Poor maintenance of road drainage is contributing to surface water flooding. Sending water to Kirkland Sike will add to existing flooding in the fields by the Hoddam Road telecoms building.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The planning application will include a Flood Risk Assessment and Drainage Strategy. Surface water originating on the development site will be managed to ensure it does not add to any existing flood risk in the local area.</p>
H2.09	<p>TRAFFIC IMPACT ON THE VILLAGE</p> <p>The development could bring more lorries through the village.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Most traffic visiting the proposed development would use A74(M) junction 19. Pickstock would ensure their refrigerated HGVs do not to travel through Ecclefechan. Some livestock would be transported in smaller agricultural trucks and trailers direct from local farms. They are outwith Pickstock's control so might occasionally pass through Ecclefechan village.</p>
H2.10	<p>EMPLOMENT & TRAINING</p> <p>How many jobs will there be? Who can apply for the jobs? How will employees be trained? Will workers be brought up from Telford?</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The development will create new jobs for about 60 people – about 30 working on the process lines and 30 in a mix of engineering, IT, health and safety, cleaning teams and other supporting roles. Jobs are open to all suitable applicants. Pickstock would provide full training. Experienced staff from Telford would be involved to establish the new facility and oversee the work of new employees. Development of the wider allocated business and industry land would create further jobs, but the numbers are not known at present.</p>
H2.11	<p>IMPACT ON HOUSE PRICES</p> <p>Worried about adverse impact on house prices.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The plant would create new, well-paid jobs in the area. That has the potential to create increased demand for local property which could ensure a healthy property market with the potential for increased values. Notwithstanding that possibility, the impact of development on the price of existing land and property and not a relevant consideration when appraising a planning application – it is not a 'material planning consideration'. Planning Aid for Scotland has produced a helpful note explaining 'material considerations'. It is accessible on this link.</p>

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H2.12	<p>SMELL / ODOUR</p> <p>The development will smell and impact homes. Concerned about farmyard smells.</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The development would not be a significant source of odour. There will be ordinary farmyard type odour, common in rural locations. The bio-digester is a sealed system, essential to create and capture bio-gas used as an energy source for the processing plant. All potential odour sources are known and actively managed. An Odour Management Plan will be included in Pickstock's planning application and application for a permit to operate the plant which must be obtained from the Scottish Environment Protection Agency (SEPA).</p>
H2.13	<p>ANIMAL WELFARE / JUSTICE FOR ANIMALS</p> <p>Are halal slaughter methods used? Are the animals on the 'Red Tractor' or 'RSPCA Assured' welfare schemes? Are the cattle organic or non-organic raised?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The plant would not use halal slaughter methods. Livestock are raised and transported under the Red Tractor scheme. A mix of organic and non-organic livestock would be processed.</p>
H2.14	<p>EMPLOYEE HIRING & WELFARE</p> <p>Will employees be vetted for drug use? It can be a problem in the industry. Will foreign workers be used to operate the plant?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock carries out random testing of operatives for drugs and alcohol in the interest of safety and welfare. Jobs at the plant would be open to anyone with the legal right to work in the UK.</p>
H2.15	<p>BUSINESS OPERATING HOURS</p> <p>What would the working day be? Do all livestock arrive at the same time?</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>The processing plant is operational 24-hours a day but expected to run 5 days a week. Core processing hours would be 06:00-16:00hrs with a backshift hygiene team working 17:00-03:00 hours to prepare for the following days' work. Livestock arrives throughout the day, not all at once.</p>
H2.16	<p>ODOUR MANAGEMENT</p> <p>What assurances are there about odour management Will charcoal filters used on the Anaerobic Digester Plant be changed regularly?</p> <p>PICKSTOCK RESPONSE (30/08/2024)</p> <p>Odour management obligations will be covered in operating permit issued by SEPA. There should be no adverse impact from odour at off-site locations. The planning application will include an Odour Management Plan and Impact Assessment. Filters would be changed as required to maintain their effectiveness.</p>

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H2.17	PICKSTOCK – CORPORATE SOCIAL RESPONSIBILITY Will Pickstock be supportive of local community needs, such as equipment for schools and other charitable activity?
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PICKSTOCK RESPONSE (30/08/2024)

These matters are not relevant to consideration of a planning application.

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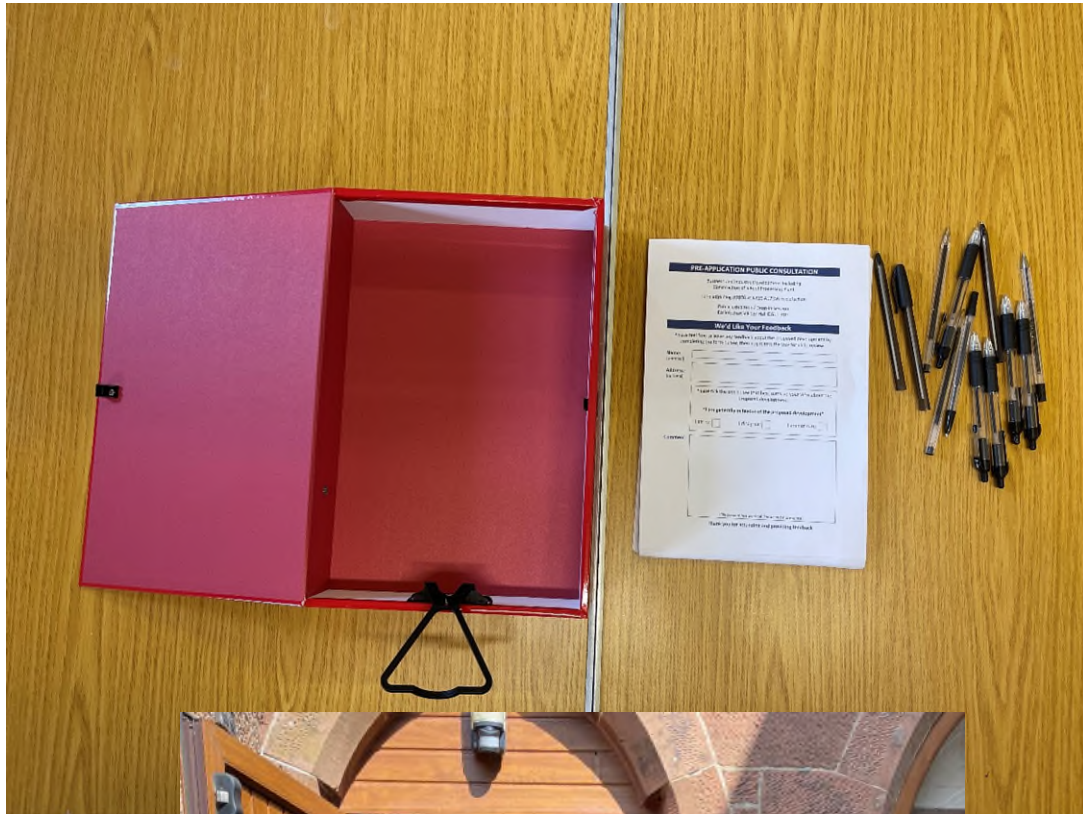
ANNEX A

EVENT 2 - PHOTOGRAPHS - 28 AUGUST 2024

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ANNEX B

EVENT 2 - INFORMATION DISPLAYED - 28 AUGUST 2024

[where different from Event 1]



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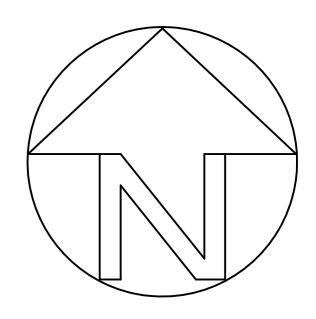
Notes:-

KEY
Hard Works

- Roads Black asphalt
- Pavements Black asphalt
- Boundary walls 1.8m high brick walls
- Fencing 1.2m timber post & rail fence
- 2.4m High Security Fence

Soft Works

- Proposed tree planting
- Existing tree planting To be retained
- Existing hedge planting To be retained
- Species rich hedgerow planting
- Native shrub & scrub planting
- Grass seed mix
- Existing Grassland
- Wildflower Meadow
- Wet Wildflower Meadow
- Marginal Planting
- Native Reeds Mix
- Semi-native Shrub Planting
- Suds Pond



DRAFT

P02	08/08/24	DRAFT 2	TH	SA
P01	01/07/24	DRAFT	TH	SA
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client: **PICKSTOCK TELFORD LIMITED**

Project: **LAND ADJOINING B7076, JCT19 A74(M), ECCLEFECHAN**

Title: **GENERAL ARRANGEMENT PLAN**

Issue: **PLANNING**

Drawn: TH	Checked: SW	Approved: SA
Project: UG2408	Scale @ A0: 1:750	Date: 01/07/24
Dwg No: UG_2408_LAN_GA_DRW_01	Revision:	P02

