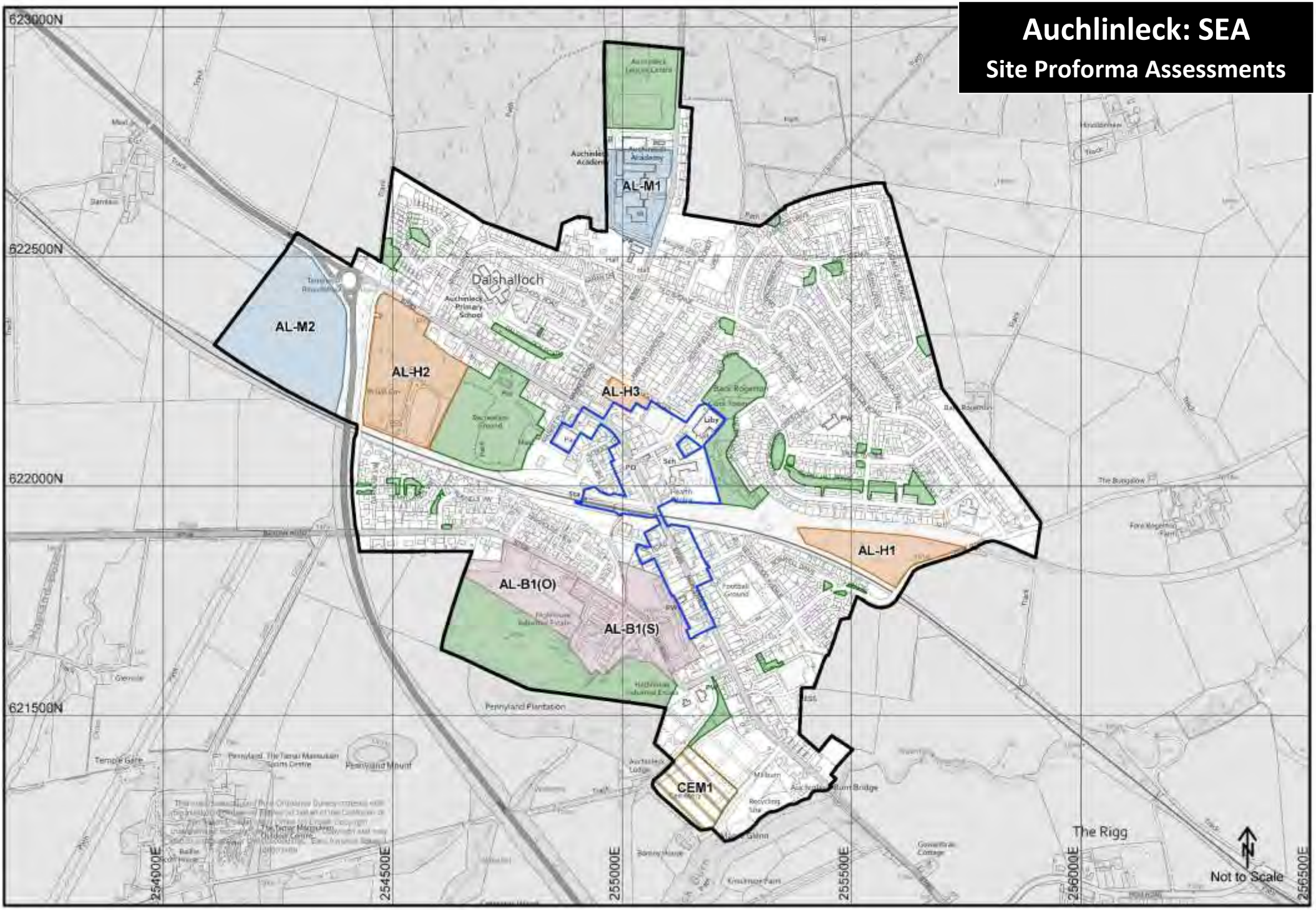
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024


Auchlinleck: SEA
Site Proforma Assessments
623000N
622500N
622000N
621500N
254000E
254500E
255000E
255500E
256000E
256500E
AL-M1
AL-M2
AL-H1
AL-H2
AL-H3
AL-B1(O)
AL-B1(S)
CEM1
Dalshalloch
Auchinleck Primary School
Pennyland Plantation
The Rigg
Not to Scale

List of Local Development Plan 2 Sites – Auchinleck

Local Development Plan 2 sites			
AUCHINLECK			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
AL-H1	Residential	Coal Road, Auchinleck	400H
AL-H2	Residential	Dalshalloch Wood, Auchinleck	242H
AL-H3	Residential	School Road, Auchinleck	379M
AL-B1(O)	Business & Industry	High House Industrial Estate, Auchinleck	007B
AL-B1(S)	Business & Industry	High House Industrial Estate, Auchinleck	007B
AL-M1	Miscellaneous	Former Auchinleck Academy, Auchinleck	N/A
AL-M2	Miscellaneous	Templeton Roundabout, Auchlinleck	006B
CEM1	Cemetery Extension	Auchinleck Cemetery	PROP1

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
AUCHINLECK		
RESIDENTIAL		
AL-H1: Coal Road, Auchinleck	Yes	Yes
AL-H2: Dalshalloch Wood, Auchinleck	Yes	Yes
AL-H3: School Road, Auchinleck	Yes	Yes
BUSINESS & INDUSTRY		
AL-B1(O): High House Industrial Estate, Auchinleck	Yes	Yes
AL-B1(S): High House Industrial Estate, Auchinleck	Yes	No
PROPOSAL SITES - CEMETERIES		
AL-M1: Former Auchinleck Academy, Auchinleck	Yes	Yes
AL-M2: Templeton Roundabout, Auchinleck	Yes	Yes
PROPOSAL SITES – CEMETERY EXTENSION		
CEM1: Auchinleck	Yes	Yes

Stage 2 Assessment Outcomes – Summary Table

Stage 2 Assessment Key	Significant Positive	Significant Positive/Negative	Significant Negative	Unknown / Neural	Screened out at Stage 1
	SP	SP/N	**SN**	U / N	

Policy	**Landscape & Geology**	**Biodiversity, Flora & Fauna**	**Climatic Factors**	**Soil**	**Air**	**Water**	**Cultural Heritage**	**Health**	**Population**	**Material Assets**
RESIDENTIAL										
AL-H1: Coal Road	**SN**	**SN**	SP/N	**SN**	SP/N	N		SP/N	SP/N	SP/N
AL-H2: Dalshalloch Wood	**SN**	**SN**	SP/N	**SN**	SP/N	N		SP/N	SP/N	SP/N
AL-H3: School Road			SP/N	**SN**	SP/N			SP/N	SP	SP
BUSINESS AND INDUSTRY										
AL-B1(O): High House Industrial Estate	N	N	SP/N	**SN**	SP/N		**SN**	SP/N	SP/N	SP/N
Site 006B: Templeton Roundabout	**SN**	**SN**	**SN**	**SN**	**SN**	N		SP/N	SP/N	**SN**

MISCELLANEOUS										
AL-M1: Former Auchinleck Academy			SP/N		SP/N	N		SP/N	SP/N	SP
PROPOSAL: CEMETERY EXTENSION										
CEM1: Auchinleck Cemetery	N	**SN**	N	**SN**	N	N	**SN**	N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

AL-H1: Coal Road, Auchinleck

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors, landscape/geology and biodiversity, flora and fauna. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

AL-H2: Dalshalloch Wood, Auchinleck

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of landscape, biodiversity and climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). However, impacts on the water environment are not anticipated. There is a presumption that impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

AL-H3: School Road, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	There are likely to be environmental impacts as result of developing in terms of climatic factors. There is a presumption that these impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. However, environmental impacts are not anticipated for landscape and biodiversity, flora and fauna.	Yes. There are likely to be significant environmental impacts on climatic. This should be considered in more detail at Stage 2 assessment. However, environmental impacts are not anticipated for landscape and biodiversity, flora and fauna.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). However, impacts on the water environment are not anticipated. There is a presumption that impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

AL-B1(O): High House Industrial Estate, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	It is considered that development of the site is not likely to have significant environmental impacts on landscape and biodiversity, flora and fauna or climate as there are no environmental constraints or sensitivities within the site or its vicinity that would lead to a significant impact.	No. The development of this site is not likely to have significant environmental impacts on natural features.
Natural Resources	Development of the site could have significant impacts on soils and waters as there is the potential for contamination within the site. There are unlikely to be significant impacts on air as the site is within walking distance of a public transport route. However, there may be cumulative impacts on air that may be significant.	Yes. Environmental impacts on soil and air are anticipated. These should be considered in more detail at Stage 2 Assessment.
Historic Environment	The site is adjacent to a WOSAS trigger location; therefore, there may be environmental impacts on archaeological resources within the site. A 'B' listed building (LB6580) is within the vicinity of the site, there is potential for the development of the site to affect its setting.	Yes. There may be significant impacts on archaeological resources as the site is adjacent to a WOSAS trigger location as well as a listed building.
Social Environment	Due to the potential contamination within the site there may be environmental impacts on human health. Environmental impacts are not anticipated in terms of population and material assets as the	Yes. Due to the potential for contamination within the site, there may be significant impacts on human health. Environmental impacts on the social

	site is within walking distance of a public transport route and the railway station.	environment should be considered in more detail at Stage 2 Assessment.

AL-B1(S): High House Industrial Estate, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	It is considered that development of the site is not likely to have significant environmental impacts on landscape and biodiversity, flora and fauna or climate as the site is already developed and in place. The allocation is to safeguard the site's current use.	No. The allocation of this site is not likely to have significant environmental impacts on natural features.
Natural Resources	As outlined above with regards to natural resources.	No. As outlined above.
Historic Environment	As outlined above with regards to the historic environment.	No. As outlined above.
Social Environment	As outlined above with regards to the social environment.	No. As outlined above.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

AL-M1: Former Auchinleck Academy, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	It is considered that development of the site is not likely to have significant environmental impacts on landscape and biodiversity, flora and fauna, with the exception of climate. There is potential for the development of the site to have significant impacts on climate. There is a presumption that these impacts will be positive/negative or negative in nature. This should be considered in more detail	Yes. The development of this site is not likely to have significant environmental impacts on certain natural feature: landscape and biodiversity. Impacts on climatic factors should be considered in detail at Stage 2 assessment.
Natural Resources	Impacts on soil are not anticipated. Development of the site could have significant impacts on the water environment and air quality. There is a presumption that these impacts will be positive/negative or negative in nature.	Yes. Environmental impacts on water and air are anticipated. These should be considered in more detail at Stage 2 Assessment.
Historic Environment	The site does not contain nor is it adjacent to historic environment features.	No. Impacts on the historic environment are not anticipated.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

AL-M2: Templeton Roundabout, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of landscape,	Yes. There are likely to be significant environmental impacts on natural

	biodiversity and climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). However, impacts on the water environment are not anticipated. There is a presumption that impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

PROPOSAL: CEMETERY EXTENSION SITE(S)

PROP1: Auchinleck Cemetery, Auchinleck		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	There are unlikely to be significant environmental impacts as result of developing on this site in terms of climatic factors or landscape. Impacts on biodiversity may be anticipated, as a precaution there is a presumption that these will be negative. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil quality. There is a presumption that impacts will be negative in nature. However, impacts on the water environment and air quality are not anticipated but should be further considered at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Yes, environmental impacts on the historic environment are anticipated for this site as a result of the site being contained within Dumfries House Estate GDL. This should be considered in further detail at stage 2 assessment.	Yes. As outlined above.
Social Environment	There are unlikely to be significant environmental impacts as result of developing on this site in terms of human health and population. Impacts on material assets are anticipated. There is a presumption that these will be positive in nature. This should be considered in more detail at Stage 2 assessment.	Yes. As outlined above.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**AL-H1**
Settlement	Auchinleck
Address	Coal Road
Description	The site is located to the south-east of Auchinleck. The site is contained within the settlement boundary as identified within the LDP2 and the previous East Ayrshire Local Development Plan (2017). The site is greenfield in nature. The site was formerly allocated as a housing development opportunity site wihtin the 2017 Plan.
OS Grid Ref	NS5521NE
Existing Use	Greenfield (LDP1 Housing allocation)
LDP1 Site Ref	400H
Proposed Use	Residential / Housing
Site Size	2.14 ha
Site Capacity	56 units (indicative)
Planning History	17/0001/PACSCR – Residential development on existing greenfield site – Agreed Major Development; 17/1072/PP – Erection of 56 dwellings – Approved with Conditions; 17/0002/PREAPP – Residential development to include landscaping, parking – Scope Agreed;

	10/0531/PP – Proposed new housing development for 47 mixed housing – Approved with Conditions;

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Negative	The site is located to the south-east of Auchinleck. The site is classified as "Agricultural Lowland" (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic core and a network of major roads which conflict with the rural character and presence of heavy traffic. This is a prominent and moderately large site, the devleopment of which could alter the landscape character of Auchinleck. Despite being contained within the settlement boundary, there is potential for its development to have a negative impact on landscape character. As a precaution, impacts are considered to be negative on landscape, subject to appropriate mitigation.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	The site is contained within the CSGN's woodland network (high dispersal; core; non-core) and neutral grassland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. The site is bordered to the north by native woodland (unidentified; unbrowsed). The loss of which would have a significant negative impact on biodiversity. Given the greenfield nature of the site, it is likely that development would have largely significant negative impacts on biodiversity, flora and fauna, subject to appropriate mitigation.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality and climatic factors through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks. In terms of climate resilience, the site is not subject to any significant fluvial or surface water flood risk, although surface water flooding borders (and marginally intersects) the site to the south-west (present day – low to medium risk). In overall terms, impacts are considered to be significant postive/negative in nature.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.

		• Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The northern part of the site is contained within the Coal Authority's Low Developemnt Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality and climatic factors through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site itself is not subject to fluvial or surface water flood risk. However, the site is brodered to the north, south and west by low-high surface water flooding. Impacts are consideredto be neutral.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.

Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. The site is sustainably located and is within walking distance of basic amenities and services. . In terms of climate resilience, the site is subject to a small area of fluvial flood risk. It is not consdiered that the risk is significant, as such, development could alleviate any potentially risk through appropraite design, layout, materials. In overall terms, impacts are considered to be significant negative in nature.
Mitigating Impacts on the Social Environment		• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No

Water	SEPA Flood Risk	No significant flood risk implications – present day low to medium surface water flood risk adjacent to site to south-west (marginally intersects the site).
Access	The site is accessible off of the Coal Road, Auchinleck.	
Consultee Comments	SEPA: Small amount of surface water flood risk outside the boundary of the site. This should be discussed with FRMA and Scottish Water.	
WWTW Capacity & Waste Water		
Water Supply		

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive and/or positive and negative if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	**AL-H2**
Settlement	Auchinleck
Address	Dalshalloch Woods
Description	The site is to the west of Auchinleck. The site is contained within the settlement boundary and is bordered to the north by B705, the Templeton Roundabout and the A76 to the west. The site has a planning history relating to a proposed residential use of the site (see below). The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.
OS Grid Ref	NS5422SE
LDP1 Ref	242H
Existing Use	Vacant land –(previously allocated in LDP1)
Proposed Use	Residential
Site Size	4.8 ha
Site Capacity	106 units (indicative)
Planning History	**05/1056/FL** – Proposed erection of 86 dwelling houses – Approved with Conditions; **06/0776/FL** – Proposed retirements apartments with associated amenity and park – Approved with Conditions; **09/0152/FL** – Residential development comprising of 75 houses – Withdrawn; **21/0004/PREAPP** – Proposed housing development (Approx. 90-100 houses) and associated roads and infrastructure – Withdrawn; **21/0007/EIASCR** – Screening request for proposed housing development – EIA not required; **21/0890/PP** - Housing development for 95 units etc. – Approved with Conditions; Pending Consideration;

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Negative	Removal of a large area of woodland, which acts as a gateway feature and aids to the setting of the urban landscape in this area of Auchinleck, may unduly impact on the urban landscape of this area of the town. It is

		considered that the environmental impact will be negative and are considered to be borderline significant negative, due to there not being another wood land in this area.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	As indicated above, the development would likely see the loss of a large area of woodland. The woodland is not protected by any statutory designations, but the partial or wholescale loss of the woodland would have a dramatic and significant negative impact on biodiversity, flora and fauna in this part of Auchinleck.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The proposed residential use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. In terms of climate resilience, the site is subject to surface water flood risk (present day – low to medium). There is potential for the development of the site to exacerbate this risk under a changing climate. In overall terms, impacts are considered to be significant postive/negative in nature.
Mitigating Impacts on Natural Features		• Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss. • The developer will be required to investigate the flooding issues further and contact with SEPA at an early stage is required to formulate any flood mitigation measures that may be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
	Soil	*To protect and improve soil and land resources.*

Natural Resources	**Negative**	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / Negative	Due to the potential number of residential units on the site and the additional number of cars this could bring into the area it is likely that there will be significant negative impacts on air. However, as the site is within walking distance of a public transport hub there are likely to be significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is at low-high risk of surface water flooding to its western extents. However, it is not considered that this will be significant, with mitigation possible through appropriate layout and design. The impacts are therefore considered to be neutral on the basis of impacts not being significant. As such, impacts are therefore considered to be neutral in nature.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • The LDP2 contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.
	Cultural Heritage	*Protect and enhance the historic built and natural environment.*

Historic Environment	**Screened out at Stage 1 Assessment**	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will have a negative impact on open space provision in the area. However, the site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		• Development of the site should try and retain much of the existing open space as possible. However, should this not be the case, then the development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints		

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant issues - Small areas of low to medium surface water flooding (present day).				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**AL-H3**
Settlement	Auchinleck
Address	School Road
Description	The site is located within the centre of Auchinleck, within the settlement boundary. The site is located to the south of School Road and north of Main Street. The site was formerly allocated within the previous East Ayrshire Local Devleopment Plan 2017 as a miscellaneous development opportunity site.
OS Grid Ref	NS5522SW
Existing Use	Brownfield
LDP1 Ref	379M
Proposed Use	Residential / Housing
Site Size	0.39 ha
Site Capacity	10 units (indicative)
Planning History	**07/0072/FL** – Erection of 14 dwellinghouse and formation of associated road– Approved with Conditions; **02/0496/FL** – Proposed change of use of vacant former primary school – Approved with Conditions; **04/0509/LB** – Proposed demolition of building – Withdrawn; **05/0388/LB** – Proposed complete demolition of primary school – Approved with Conditions; **02/0996/FL** – Proposed erection of a detached villa for residential use – Refused; **06/0057/FL** – Proposed extension to function suit – Approved with Conditions;

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Screened out at Stage 1 Assessment	The site is contained within the settlement boundary of Auchinleck and as such it is unlikely to have any significant impacts on landscape character or geology.

	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Screened out at Stage 1 Assessment	The site is contained within the settlement boundary of Auchinleck and as such it is unlikely to have any significant impacts on biodiversity, flora or fauna.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. However, as the site is constained within the cetnre of Auchinleck and is contained within the settlement boundary, its development is considered to be sustinable that a periperhy site. The site is in close proximity to existing public transport routes including an SPT bus route (and assocaited bus stops). The site is in close proximity to core paths and is centrally located. The site has no climate resilience implications in terms of flood risk. In overall terms, impacts are considered to be significant postive/negative in nature.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. However, as the site is constained within the centre of Auchinleck and is contained within the settlement boundary, it's development is considered to be sustinable that a periperhy site. The site is in close proximity to existing public transport routes including an SPT bus route (and assocaited bus stops). The site is in close proximity to core paths and is centrally located. In overall terms, impacts on air quality are likely to be postiive and negative.
	Water	*To manage flood risk and safeguard the environment from degradation.*

	Screened out at Stage 1 Assessment	The site is not subject to fluvial or surface water flood risk. Its development is unlikely to have any significant impacts on the water environment as a result.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. However, as the site is constained within the centre of Auchinleck and is contained within the settlement boundary, its development is considered to be sustinable that a periperhy site. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive	The site is constained within the centre of Auchinleck and is contained within the settlement boundary, its development is considered to be sustinable that a periperhy site. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel, human health and population. In overall terms, the development of this central brownfield site is likely to have significant positive impacts on population.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*

	Positive	The site is constained within the centre of Auchinleck and is contained within the settlement boundary, its development is considered to be sustinable that a periperhy site. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel, human health and population. In overall terms, the development of this central brownfield site is likely to have significant positive impacts on material assets.
Mitigating Impacts on the Social Environment		• Development of the site should ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No fluvial or surface water flood risk.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee comments	Consultee comments pending.					

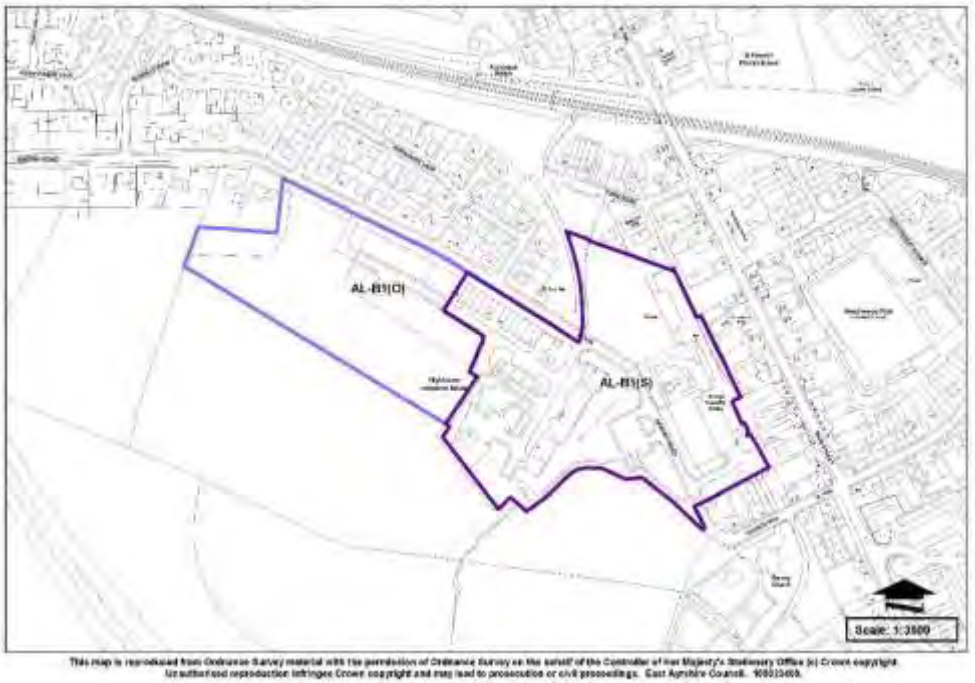
Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**AL-B1(O)**
Settlement	Auchinleck
Address	High House Industrial Estate
Description	The site is located relatively closely to the centre of Auchinleck (to the south-west). The site has been carried over from the EALDP (2017). The north-western part of the site, as identified as AL-B1(O), is being allocated as a business and industry development opportunity site, while are area to the East is being identified for safeguarding existing business and industry uses on site.
OS Grid Ref	NS5421NE
LDP1 Site Ref	007B
Existing Use	Business/industry & brownfield.
Proposed Use	Business & Industry (Opportunity)
Site Size	2.74 ha
Site Capacity	N/A



Planning History	06/0681/FL – Erection of Temporary Compound complete with office facilities, storage area and generators – Approved with Conditions; 22/0205/PP – Erection of 4 Class industrial buildings comprising of 9 units with associated parking – Approved with Conditions

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is located to the south-west of Auchinleck, on vacant land. The site is classified as "Agricultural Lowland" (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and

		presence of heavy traffic. The western part of the site is to be promoted as an industry opportunity site, as this is located within the settlement boundary it is unlikely to have any significant impacts on landscape.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Neutral	The north-western part of the site is to be allocated as an opportunity site. However, this part of the site is not environmentally constrained in terms of biodiversity or nature conservation assets. It is not contained within any CSGN hotspots or habitat networks. Impacts on biodiversity, flora and fauna are therefore considered to be neutral.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive/Negative	The opportunity part of the site is not subject to any areas of fluvial or surface water flood risk, as such it does not have any climate resilience implications in terms of flood risk. The site is within walking distance of existing public transport connections (SPT bus route and associated bus stops), if utilised this would have positive environmental impacts. However, it is likely that the development of this site would result in the proliferation of private modes of transport, including private cars and potentially heavier hauling transport. This would have significant negative impacts on air quality by increasing greenhouse gas emissions. The site is in close proximity to a core path network, however, it is fragmented. In overall terms, impacts on climatic factors are likely to be significant positive and negative impacts.
Mitigating Impacts on Natural Features		• Any potential negative impacts on landscape could be reduced through appropriate planting around the site to screen the development. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The soil consists of non-calcareous gleys and is found within the Coal Authority's Development Low Risk Area. There is potential for the development of this site to have a negative impact on soil without appropriate mitigation. As a precaution, impacts are considered to be negative.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	The site is within walking distance of existing public transport connections (SPT bus route and associated bus stops), if utilised this would have positive environmental impacts. However, it is likely that the development of this site would result in the proliferation of private modes of transport, including private cars and potentially heavier hauling transport. This would have significant negative impacts on air quality by increasing greenhouse gas emissions. The site is in close proximity to a core path network, however, it is fragmented. In overall terms, impacts on air quality are likely to be significant positive and negative impacts.

	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	The site is not subject to any areas of fluvial or surface water flood risk, as such it does not have any climate resilience implications. Screened out at Stage 1 Assessment.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is not in close proximity to any conservation areas or historic battlefields. However, the site is adjacent to a WoSAS archaeological site/area. Should the development of the site result in the loss or damage of this asset, this is irreversible. The site is in the vicinity of 'B' listed Highhouse Industrial Estate Headframe and Steam Winding Engine in House (LB6580). Development has potential to affect its setting. The site is also immediately adjacent to Dumfries House Inventory Garden and Designed Landscape, there is potential for effects on this heritage asset. As a precaution, impacts on the historic environment are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		• If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • The Plan also contains Policy HE3 which protects archaeological sites from the potentially detrimental impacts of developments. • The Plan (Volume 2) outlines where the landscape has the most capacity for sensitive development in accordance with the requirements of TOUR6. This excludes areas/sites of archaeological interest. Should this be adhered to within proposals then potential detrimental impacts on adjacent archaeological assets will be reduced. • The applicant/developer should adhere to the advice and guidance outlined within Policy HE1 to ensure development is sensitive to adjacent listed buildings. • The applicant/developer should adhere to the advice and guidance outlined within Policy HE4 and the associated Garden and Designed Landscape Supplementary Guidance which reviews the value, assets and development pressures experienced within individual GDLs. • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape.

		• An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal. • •
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car us through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on health. In overall terms, impacts on human health are likely to be both positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car us through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on health. In overall terms, impacts on population are likely to be both positive and negative.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	The development of this site, as outlined above, could have negative impacts on infrastructure capacity through the proliferation of private car use which would have a detrimental impact on air quality and GHG emissions targets. However, this development has capacity to integrate with existing public and active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) around the settlement of Auchinleck, potentially increasing the overall connectivity of place. The site is not subject to flood risk (as outlined above) and therefore has no climate resilience implications in terms of flood risk. In overall terms, impacts on material assets are likely to be significant positive and negative in nature.
Mitigating Impacts on the Social Environment		. The developer should also provide further green infrastructure and ensure that the development links into existing path networks.

	• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	N/A	Contaminated Land	No
Water	SEPA Flood Risk	N/A. Site is not subject to flood risk.				
Consultee comments	Historic Environment Scotland: The western part of site is located within the Dumfries House GDL. However, this part of the GDL has been physically and visually separated from the core of the GDL by the bypass. We would not object to the principle of development in this location, but would recommend increasing the planting around the site to reduce the visual impact of the development.					

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.
The development of this site is unlikely to have significant cumulative impacts given the already urban nature of its context.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**AL-M1**
Settlement	Auchinleck
Address	Former Auchinleck Academy
Description	The site is accessible off of the B705. The site was formerly Auchinleck Academy and is being allocated as a miscellaneous development opportunity. The site is contained within the settlement boundary of Auchinleck.
OS Grid Ref	NS5522NW
Existing Use	Auchinleck Academy
LDP1 Site Ref	N/A
Proposed Use	Miscellaneous
Site Size	6.0 ha
Site Capacity	N/A
Planning History	N/A

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Screened Out at Stage 1	The site is contained within the settlement boundary and is currently developed. As such, its redevelopment is unlikely to have landscape implications. Screened out at Stage 1.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*

	Screened Out at Stage 1	The site is not subject to any biodiversity related constraints. The site is currently devleoped and as such does not contain any existing habitats. Screened out at Stage 1.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive/Negative	The site is not subject to significant flood risk, there is a small area of low-medium surface water flood risk (present day), which is unlikely to lead to climate resilience problems and could be appropriately addressed through appropriate design, layout and mitigation. The site is adjacent to existing public transport connections (SPT bus route and associated bus stops), if utilised this would have positive environmental impacts. However, dependent on the proposed uses on site, there is potential for the development of this site to result in the proliferation of private modes of transport, including private cars and potentially heavier hauling transport. This would have significant negative impacts on air quality by increasing greenhouse gas emissions. The site is in close proximity to a core path and right of way network, however, it is fragmented. In overall terms, impacts on air quality are likely to be significant positive and negative.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Any proposal must integrate natural flood management techniques in accordance with the requirements of DES1, OS1 and CR1.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Screened Out at Stage 1	The site does not contain any soil related constraints. Screened out at Stage 1 assessment.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	The site is adjacent to existing public transport connections (SPT bus route and associated bus stops), if utilised this would have positive environmental impacts. However, dependent on the proposed uses on site, there is potential for the development of this site to result in the proliferation of private modes of transport, including private cars and potentially heavier hauling transport. This would have significant negative impacts on air quality by increasing greenhouse gas emissions. The site is in close proximity to a core path and right of way network, however, it is fragmented. In overall terms, impacts on air quality are likely to be significant positive and negative.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is subject to a small area of low-medium risk of surface water flooding near the centre. However, it is not considered that this will be significant, with mitigation possible through appropriate layout and design. The impacts are therefore considered to be neutral on the basis of impacts not being significant.
Mitigating Impacts on Natural Resources		• The LDP2 contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary.

		• In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened Out at Stage 1	The site does not contain any historic or cultural heritage related constraints. As such, it is not likely to have significant impacts on cultural heritage. Screened out at Stage 1 assessment.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	The site has strong access connections. It is located off of the B705. The site is also adjacent to SPT bus route and a number of bus stops. It therefore has strong public transport connections as well as access to an active travel network, having a positive impact on human health. The development is has the potential to have detrimental impacts on air quality and increase greenhouse gas emissions, which will have implications for population and human health. In overall terms, environmental impacts are likely to be both positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	The site has strong access connections. It is located off of the B705. The site is also adjacent to SPT bus route and a number of bus stops. It therefore has strong public transport connections as well as access to an active travel network, having a positive impact on human health. The development is has the potential to have detrimental impacts on air quality and increase greenhouse gas emissions, which will have implications for population and human health. In overall terms, environmental impacts are likely to be both positive and negative.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive	The site is located in close proximity to existing public transport provision. The development of the site has the potential to create new open space within the the settlement. Its development could lead to improved access and connectivity of core paths and rights of way. It would also lead to the redevelopment of a vacant site. In overall terms, impacts on materiala ssets are liekly to be signficant positive.
Mitigating Impacts on the Social Environment		• The developer should also provide further green infrastructure and ensure that the development links into existing path networks. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes.

	• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	N/A	Vacant and Derelict Land	No	Contaminated Land	N/A
Water	SEPA Flood Risk	Low-medium risk of surface water flooding				
Access	No significant access concerns.					
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.

The development of this site is unlikely to have significant cumulative impacts given the already urban nature of its context.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**AL-M2**
Settlement	Auchinleck
Address	Templeton Roundabout
Description	The site is to the east of Auchinleck, out with the settlement boundary. The site is bounded to the north and east a road network and the Templeton Roundabout. The site has a planning history relating to a proposed mixed use development on the site (07/0731/OL) which was approved. The site is contained within the Rural Diversification Area as defined in the LDP2 and the previous EALDP (2017).
OS Grid Ref	NS5422SW
LDP1 Site Ref	006B
Existing Use	Vacant land
Proposed Use	Business/industry, employment generating uses
Site Size	6.2 ha
Site Capacity	N/A
Planning History	07/0731/OL – Mixed use commercial development – Approved with Conditions.

Impacts on Environmental Receptors

	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*

Natural Features	**Negative**	The site is located to the south-west of Auchinleck, on vacant land. The site is classified as "Agricultural Lowland" (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. The site is located to the east of Auchinleck and crosses the A76 which has acted as a boundary for development. By crossing this boundary, this will have a detrimental impact on the landscape character and setting of Auchinleck, setting an unacceptable precedent for future development. As a precaution, impacts are considered to be negative, subject to appropraite mitigation.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	The site is not in close proximity to any designated or safeguarded sites. The development of this site would result in the removal of greenfield habitat which may have an adverse impact on biodiversity, flora and fauna, in opposition of the SEA objectives. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, subject to appropriate mitigation (e.g. retention of trees, scrubs and hedgerows).
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The proposed business and industry use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. In terms of climate resilience, the site is subject to marginal areas of surface water flood risk (present day - low to medium) along the western edge. There is potential for the development of the site to exacerbate this risk under a changing climate. In overall terms, impacts are considered to be negative.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The site does not contain any contaminated or land and development would not result in the loss of prime quality agricultural land, carbon rich soils, peatland or raised/intermediate bogs. The site is located within the Coal Authority's Development Low Risk Area. There is potential for the development to have an adverse

		impact on soil as a result. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The proposed use of a petrol station will in itself proliferate private car use and passing traffic through the location. In overall terms, the development is likely to have a negative environmental impact on air quality.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is at low-medium risk of surface water flooding, which borders the site. However, it is not considered that this will be significant, with mitigation possible through appropriate layout and design. The impacts are therefore considered to be neutral on the basis of impacts not being significant.
Mitigating Impacts on Natural Resources		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • The LDP2 contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened Out at Stage 1	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.

Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	The site has strong access connections. It is located off of the Templeton Roundabout and the A76. The site is also in close proximity to an SPT bus route and a number of bus stops. It therefore has strong public transport connections as well as access to an active travel network, having a positive impact on human health. However, the development of this site would result in the loss of open space (greenfield) out with the settlement. The development is likely to have detrimental impacts on air quality and increase greenhouse gas emissions, which will have implications for population and human health. In overall terms, environmental impacts are likely to be both positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	The site has strong existing access connections as it is located off of the Templeton Roundabout and the A76. The site is also in close proximity to an SPT bus route and a number of associated bus stops. It therefore has strong public transport connections as well as access to an active travel network and is accessible. However, the development is likely to have detrimental impacts on air quality and greenhouse gas emissions, which will have implications for population and human health. In overall terms, environmental impacts are likely to be both positive and negative.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Negative	The site is contained within the Rural Diversification Area. The development of the site would result in the removal of greenfield. This is contrary to MIR objectives as it would result in the loss of recreational space and habitat. The site is likely to proliferate private car use and exacerbate greenhouse gas emissions in the area (as a direct result of the proposed use) which is contrary to the objectives of the MIR. The development is also likely to put pressure on the existing road network. In overall terms, the development is likely to have a negative impact on material assets.
Mitigating Impacts on the Social Environment		• The developer should also provide further green infrastructure and ensure that the development links into existing path networks. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water issues - Small areas of surface water flooding to west of site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes. No concerns have been raised regarding significant infrastructure provision and/or delivery constraints.					
Consultee Comments	NatureScot This is an open and prominent site which defines the western edge of the settlement. Development here would be contrary to the Town Centre Policies in the current East Ayrshire Local Development Plan. It would also set a precedent for future development to the west of Auchinleck, eroding the rural setting.					

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place. The development of this site could have cumulative landscape impacts as it crosses an established building barrier.

CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	**CEM1**
Settlement	**Auchinleck Cemetery**
Address	Auchinleck
Description	The site is located to the south of Auhcinleck, along the settlement boundary. The site is found wihtin the settlement boudnary and proposes an extension area for the existing cemetery. The site is accessible from the B7038 and B7036, Auchinleck. The site was previously allocated as a Proposal site within the former East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS5521SW
LDP1 Site Ref	PROP1
Existing Use	Former agricultural land
Proposed Use	Cemetery extension
Site Size	1.8 ha
Site Capacity	Unknown
Planning History	11/0789/PP – Change of use of agricultural ground and extension to existing cemetery – Approved with Conditions

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is located to the south-west of Auchinleck. The site is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic core and a network of major roads which conflict with the rural character and presence of heavy traffic. This is a small scale

		site, the development of which, given the propsoed use, is unlikely to alter landscape character of Auchinleck. In overall terms, impacts are likely to be neutral.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	The site is contained within the CSGN's woodland network (high dispersal; core; non-core) and neutral grassland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. The site is also bounded to the east and west by Ancient woodland (Lord Bute's Walk; 1a). Given the proposed use of the site as a cemetery extension, its development is unlikely to have significant impacts in terms of biodiversity or loss of habitats. However, due to the proximity of ancient woodland and the presence of CSGN networks, as a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors. In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or surface water flood risk. Impacts on flood risk are therefore considered to be neutral. In overall terms, impacts on climatic factors are likely to be neutral.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Where possible, existing trees should be retained, with new planting and landscaping incorporated into any proposals for consideration by the Council.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The site is contained within the Coal Authority's Low Developemnt Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*

	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or surface water flood risk. Impacts on flood risk are therefore considered to be neutral.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is located within Dumfries House Garden and Designed Landscape. There is potential for its development to have significant negative impacts on this cultural heritage feature, through the loss of part of this landscape to cemetery use. However, given that the existing Auchinleck Cemetery is contained within this designation area, impacts are unlikely to be significant. However, as a precaution they are considered to be negative subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		• Careful consideration will be required in terms of the materials and screening used on site for the boundary of the proposed cemetery extension.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors, and human health. The development of this site will not result in the loss of any safeguarded open space. While the site contains CSGN woodland network, its development is not likely to result in the loss of fragmentation of these habitats due to the propsoed use. In overall terms, impacts on human health are likely ot be neutral.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*

	Neutral	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive	As outlined above, the site is considered to be sustainably located and as such it is unliekly to have any significant impacts on air quality, climatic factors, human health or population. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. The development is not likely to have any negative impacts in terms of core paths and other important routes (such as Rights of Way). It will not result in the loss of safeguarded open space or CSGN networks. The allocation of this space will enable more capacity within the Cemetery of Auchinleck, which will have a positive impact on this necessary material asset.
Mitigating Impacts on the Social Environment		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of the B7036 and B7038.					

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site.

East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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