



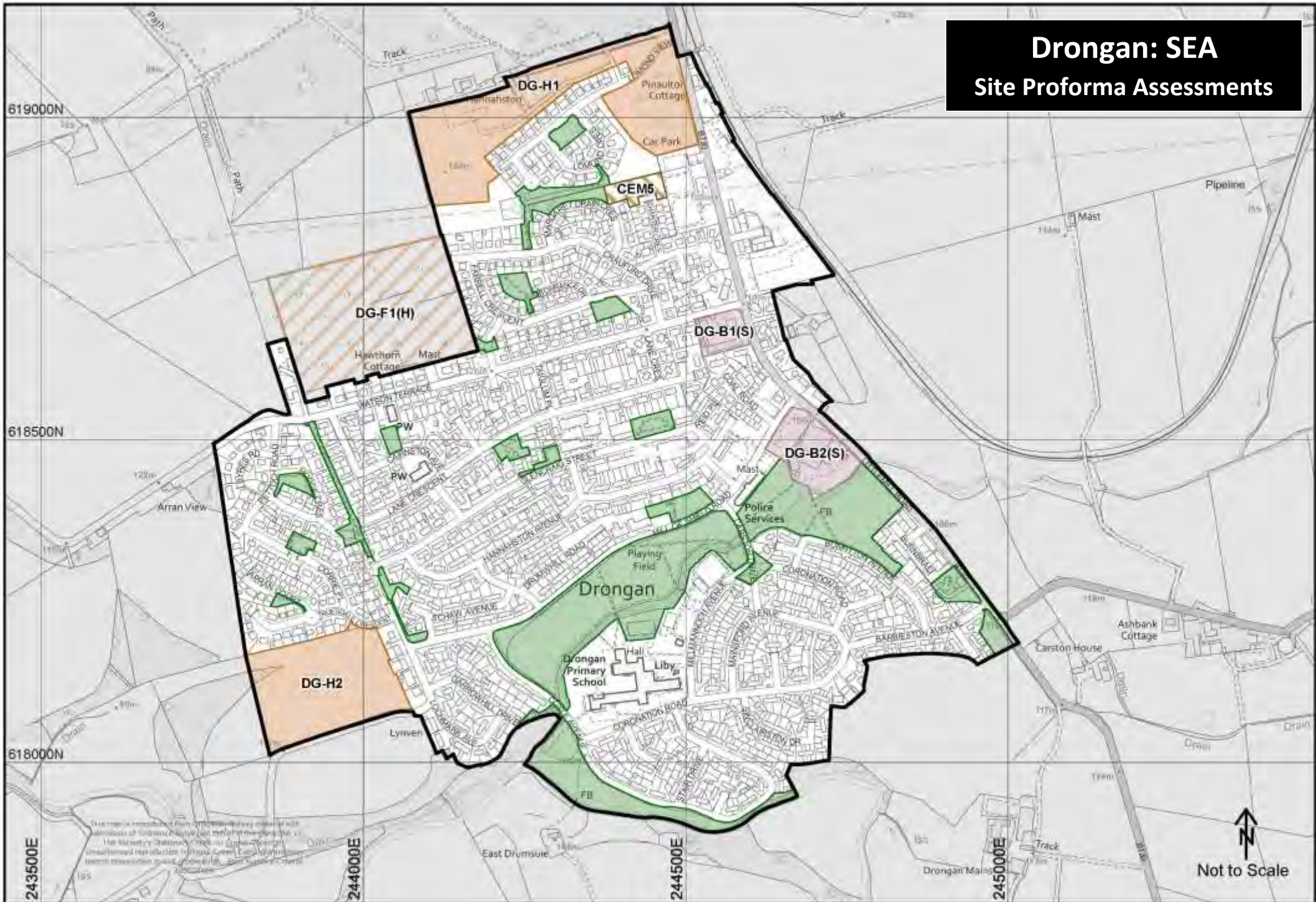
EAST AYRSHIRE COUNCIL

# Local Development Plan 2

# Environmental Report

2024

# Drongan: SEA Site Proforma Assessments



## List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
DRONGAN			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
DG-H1	Residential	Martnaham Way, Drongan	
DG-H2	Residential	Mill O'Shield Road, Drongan	273H
DG-F1(H)	Future Growth (Residential)	Watson Terrace, Drongan	289H
DG-B1(S)	Business & Industry	Drongan Industrial Estate, Drongan	293B
DG-B2(S)	Business & Industry	Littlemill Road, Drongan	294B
CEM5	Cemetery Extension	Drongan Cemetery, Drongan	PROP10

**Strategic Environmental Assessment  
Outcomes – Assessment Stage**

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
<b>DRONGAN</b>		
<b>RESIDENTIAL</b>		
DG-H1: Martnaham Way, Drongan	Yes	Yes
DG-H2: Mill O'Shield Road, Drongan	Yes	Yes
<b>FUTURE GROWTH (RESIDENTIAL)</b>		
DG-F1(H): Watson Terrace, Drongan	Yes	Yes
<b>BUSINESS &amp; INDUSTRY</b>		
DG-B1(S): Drongan Industrial Estate, Drongan	Yes	No
DG-B2(S): Littlemill Road, Drongan	Yes	No
<b>CEMETERY EXTENSION</b>		
CEM5: Drongan Cemetery, Drongan	Yes	Yes

**Stage 2 Assessment Outcomes – Summary Table**

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
<b>RESIDENTIAL</b>										
DG-H1: Martnaham Way, Drongan	SN	SN	SP/N	SP/N	SP/N	SP/N	SN	SP/N	SP/N	SP/N
DG-H2: Mill O'Shield Road, Drongan	SN	N	SP/N	SN	SP/N	X	X	SP/N	SP/N	SP/N
<b>FUTURE GROWTH (RESIDENTIAL)</b>										
DG-F1(H): Watson Terrace, Drongan	SN	SN	SP/N	SN	SP/N	X	SN	SP/N	SP/N	SP/N
<b>PROPOSAL SITES - CEMETERIES</b>										
PROP 10: Drongan	N	N	N	SN	N	X	X	N	N	SP

## Stage 1 Assessment Tables

## RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

<b>DG-H1: Martnaham Way, Drogan</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
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 and air quality (due to the proliferation of private car use and potential pollution). Significant impacts are also anticipated in terms of the water environment due to the presence of flood risk. 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, air and water). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are likely to have significant environmental impacts on the historic environment as a result of the potential development of this site, most notably on Gardens and Designed Landscapes. There is a presumption that these impacts will be negative.	Yes. There are likely to be significant environmental impacts on certain historic assets. This should be considered in more detail at Stage 2 assessment.
Social Environment	There are likely to be environmental impacts as a 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.

<b>DG-H2: Mill O'Shield Road, Drogan</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors and landscape. There is a presumption that these impacts will be negative or positive/negative in nature. Significant impacts on biodiversity, flora and fauna are not anticipated. 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 positive and negative in nature. Significant impacts in terms of the water environment are not anticipated. Screened out at Stage 1.	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 the 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,	Yes. There are likely to be environmental impacts on the social environment. This

	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.	should be considered in more detail at Stage 2 assessment.
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**FUTURE GROWTH SITE (RESIDENTIAL)**

<b>DG-F1(H): Watson Terrace, Drogan</b>		
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 the future in terms of landscape, biodiversity and climatic factors. There is a presumption that these impacts will be negative or positive/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. This should be considered in further detail at stage 2 assessment. No significant impacts are anticipated in terms of the water environment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air quality). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are likely to be significant environmental impacts on the historic environment as a result of the potential development of this site, most notably on Gardens and Designed Landscapes. There is a presumption that these impacts will be negative.	Yes. There are likely to be significant environmental impacts on certain historic assets. This should be considered in more detail at Stage 2 assessment.
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)**

<b>DG-B1(S): Drogan Industrial Estate, Drogan</b>		
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	The site is contained within the settlement boundary of Drogan, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and employment land. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.

**Appendix 11.11 - Drogan**

Historic Environment	The site is not in close proximity to any historic or cultural assets. The site is also to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any impacts on natural resources.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have impacts on the historic environment.
Social Environment	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the social environment.	No. As outlined above.

**DG-B2(S): Littlemill Road, Drogan**

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	The site is contained within the settlement boundary of Drogan, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and employment land. The site is also subject to areas of low-medium fluvial flood risk. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is not in close proximity to any historic or cultural assets. The site is also to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any impacts on natural resources.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have impacts on the historic environment.
Social Environment	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the social environment.	No. As outlined above.

**PROPOSAL: CEMETERY EXTENSION SITE(S)**

**CEM5: Drogan Cemetery, Drogan**

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 landscape, biodiversity or climatic factors. 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	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.

	are not anticipated but should be further considered 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 unlikely to be significant environmental impacts as a 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. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.



Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DG-H1
Settlement	Drongan
Address	Martnaham Way
Description	The site is located to the north of Drongan and is outwith the settlement boundary as identified within the previous EALDP (2017). The site is found within the settlement of Drongan as identified within the LDP2. The site surrounds a residential cul-de-sac (Lomond Crescent). To the west and east of the site are large areas of woodland network. The site has a significant planning history relating to the proposed use.
OS Grid Ref	NS4419SW
Existing Use	Greenfield
Proposed Use	Residential / Housing
Site Size	4.8 ha
Site Capacity	88 units (Indicative)
Planning History	97/0323/FL - Approved with Conditions, 01/0502/OL - Approved with Conditions, 04/0978/RM - Approved with Conditions, 05/0357/FL - Approved with Conditions, 06/0415/FL - Withdrawn, 14/0494/AN - Approved,



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19/0838/AN - Permitted Development; 19/0838/AN Prior Notification for Farm-related Building Works (Non-residential)

### Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Negative</b>	The site is located to the north of Drongan. The site is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification are: 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 site within Drongan, which represents the northern settlement edge. As a result, it is considered that the development is likely to have negative impacts on the landscape setting of Drongan.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Negative</b>	The site is not in close proximity to any designated nature conservation sites, however, part of the site (to the north-west and north-east) forms part of Central Scotland Green Networks (CSGN) woodland network and acid grassland network. The development of the site would result in the partial loss of these habitats. The development of this site would result in the removal of greenbelt habitat. The site contributes to the green corridor, creating recreational spaces and habitat networks, the removal of which would be adverse. In overall terms, it is likely to have negative impacts, in opposition of the SEA objectives.
Natural Features	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use, and in turn, greenhouse gas emissions. However, the site is accessible and in close proximity to public transport networks and active travel networks, which is likely to have a positive impact in climatic factors, reducing GHG emissions if utilised. In terms of climate resilience, the development of the site would result in the removal of greenbelt habitat, having a detrimental impact. However, the site is not at risk from fluvial flooding and only a small area of the site is at risk from pluvial flooding and as such, its development is unlikely to have a detrimental impact on climate resilience. In overall terms, it is likely that the development will have positive and negative impacts on climatic factors.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> <li>• 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</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> </ul>

		<ul style="list-style-type: none"> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site contains non-calcareous gleys and hosts two inferred coal seams. The site also contains an area of contaminated land to the north-east of its extent. The development of this site could result in the removal and/or treatment of contaminated land which would have a positive impact on soil quality. However, the site is also almost entirely contained within the Coal Authority's Development High Risk Area, with small area of Low risk. The development of the site would not result in the loss of important soil resources such as carbon rich and peatland as well as raised/intermediate bogs. In overall terms, the development is likely to have both positive and negative impacts.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality by proliferating private car use as result of the increased residential population through the provision of up to 89 additional units. It is noted that the site is relatively accessible, located off of the B730 and Lomond View. A core path runs parallel to the northern extent of the site. This would likely have positive impacts by increasing active travel and public transport networks. In overall terms, it is considered that the development is likely to have positive and negative impacts on air quality.
Natural Resources	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive / Negative	The site is not at risk from fluvial flooding, as identified within SEPA's 1 in 200 flood risk maps. However, the site has a small area of low to high surface water risk to the south-west. It is considered that the development of the site could result in increased surface water flooding if appropriate measures are not in place. As such, surface water flooding should be alleviated and mitigated against through an appropriate layout and design. In overall terms, it is considered that development may have adverse impacts on the water environment, which could be manageable subject to further investigation. In overall terms, environmental impacts are considered to be significant and both positive and negative as a result.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> <li>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.</li> <li>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>

		<ul style="list-style-type: none"> <li>The LDP 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.</li> <li>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.</li> <li>Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.</li> </ul>
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or archaeological areas/sites. However, the site is contained within a Non-Inventory Garden and Designed Landscape, these are not of national importance but of local importance. In overall terms, the development is likely to have a negative impact on cultural heritage.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> <li>The applicant/developer should adhere the advice and guidance outlined within Policy HE4: Gardens and Designed Landscapes, and the associated Garden and Designed Landscape which reviews the value, assets and development pressures experienced within individual GDLs.</li> <li>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.</li> <li>An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.</li> </ul>
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	The site is in close proximity to a rights of way and a core path network. The site is within a walkable distance of Drongan's main street. There is potential for the development of this site to contribute towards this SEA objective as a result of its proximity to Drongan's centre and its accessibility. This creates opportunities to improve human health through active travel. However, the development may exacerbate private car use through an increased population, in turn detrimentally impacting on GHG emissions and air quality, having a negative environmental impact on health. Development may give rise to increased light, noise and air population which would have a significant negative environmental impact on population. In overall terms, impacts are considered to be positive and negative.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>

	<b>Positive/Negative</b>	The site is connected to an existing core path network, as well as an active travel network. The site is within a walkable distance to Drongan’s main street. There is potential for the development of this site to contribute towards this SEA objective as a result of its proximity to Drongan’s centre and its accessibility. An SPT bus route (with associated bus stops) runs parallel to the site, enabling access to services. The site is not constrained by fluvial flood risk. Development may give rise to increased light, noise and air population which would have a significant negative environmental impact on population. In overall terms, impacts are likely to be positive and negative.				
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	<b>Positive/Negative</b>	The allocation of this housing opportunity site is likely to have significant impacts on material assets. The increased population would have a negative impact on infrastructure capacity, and proliferate private car use which will have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the settlement of Drongan, potentially increasing overall connectivity of place. The settlement of Drongan is classed as being open space deficient, not meeting the 150m from door to space requirement. The removal of the land on this site would exacerbate this issue. In overall terms, environmental impacts on material assets are likely to be both positive and negative.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>• The provision of new open space should conform to the guidelines within the “Green and Blue Infrastructure” Policy and Schedule 8, and should offer both recreational and amenity open space which creates a sense of place.</li> <li>• The developer should also provide further green infrastructure and ensure that the development links into existing path networks.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	High Risk; Low Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
<b>Water</b>	SEPA Flood Risk	Low to high surface water flood risk (small area).				
<b>Access</b>	No significant access concerns.					

<b>Consultee Comments</b>	<p><u>NatureScot</u> This is a rising and prominent site which presents the western settlement edge of Drongan along the B730 from the north. The site appears to be partially brownfield. Development would have adverse landscape and visual impacts, particularly from the B730 to the south. Proposals should provide an effective landscape framework, enhancing the settlement gateway. Development of this site would set a precedent for further development to the west/south-west. Should this site be developed, there is an opportunity to create active travel links to the settlement as well as to the woodlands to the north of the site.</p> <p><u>Scottish Water:</u> Capacity is available at Drongan WWTW and a Growth Project will not be required.</p>
<b>WWTW Capacity &amp; Waste Water</b>	Growth project required for Drongan WWTW and early engagement with Scottish Water is strongly recommended. If all of the proposed sites in Drongan are allocated in the LDP, Scottish Water would look to carry out a Strategic Drainage Impact Assessment to assess the cumulative impact of these developments on the local network. Water and waste water infrastructure runs through the site.
<b>Water Supply</b>	Sufficient capacity in current system.
<b>Short, Medium or Long Term and Cumulative Impacts</b>	
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	<b>DG-H2</b>
Settlement	Drongan
Address	Mill O'Shield Road
Description	<p>The site is located to the south-west of Drongan. The site is contained within the settlement boundary as identified within the previous East Ayrshire Local Development Plan (2017) and the LDP2.</p> <p>The site is a carried over development opportunity site (273H) within the previous Plan.</p> <p>The site is accessible off of Truesdale Crescent and Mill O'Shield Road.</p>
OS Grid Ref	NS4318SE
Existing Use	Greenfield –LDP1 allocation
Proposed Use	Residential
Site Size	3.19 ha
Site Capacity	60 units



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**Planning History** 07/0075/FL – Erection of 52 dwellinghouses – Approved with Conditions; 23/0438/PP – Erection of 75 dwelling houses including all associated roofs, footpaths, drainage and infrastructure – Pending Decision

## Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Negative</b>	The site is located to the north-west of Cumnock. The site is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification are: 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 peripheral site, the development of which could alter the landscape character of Drongan. Despite being contained within the settlement boundary, there is

		potential for the site's 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	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Neutral</b>	The site is not found within CSGN's networks or other constraints. Its development is unlikely to have any significant positive or negative impacts on biodiversity. Impacts are therefore considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	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. 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 runs parallel to a core network. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Natural Resources</b>	Soil	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The northern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the southern part of the site is within the Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is also contained within "Prime Quality" agricultural land, the loss of which is contrary to SEA objectives. The site is not located in close proximity to any other significant soil related constraints. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	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. 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 runs parallel to a core network.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>



	<b>Screened out at Stage 1 Assessment</b>	Screened out at Stage 1 assessment. No impacts in terms of the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	Development of this site will result in the loss of a large area of recreational open space, 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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	Development of this site will result in the loss of a large area of recreational open space, 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.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive/Negative</b>	Development of this site will result in the loss of a large area of recreational open space, 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.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk implications.				
<b>Access</b>						
<b>Consultee Comments</b>	<u>Scottish Water:</u> Capacity is available at Drongan WWTW and a Growth Project will not be required.					
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
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.						

**FUTURE GROWTH SITE (RESIDENTIAL)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Reference</b>	<b>DG-F1(H)</b>
<b>Settlement</b>	Drongan
<b>Address</b>	Watson Terrace
<b>Description</b>	<p>The site is located within the settlement boundary of Drongan, to the north-west along the periphery.</p> <p>The site was identified within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p>
<b>OS Grid Ref</b>	NS4418NW
<b>Existing Use</b>	Greenfield
<b>Proposed Use</b>	Future Growth Area (Residential)
<b>Site Size</b>	5.3 ha
<b>Site Capacity</b>	111 units



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**Planning History**      **06/0813/FL** – Housing development of provide 126 houses – Withdrawn; **23/0005/PREAPP** – Proposed residential development - Approved

**Impacts on Environmental Receptors**

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
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<b>Natural Features</b>	<b>Negative</b>	The site is classified as “Agricultural Lowlands” (NatureScotCharacter type 66). Key characteristics of this classification are: 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 large prominent site and would constitute a moderate extension to the settlement of Drongan, having a negative impact on landscape character. In overall terms, environmental impacts are likely to be negative.
	<b>Biodiversity, Flora &amp; Fauna</b>	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Negative</b>	The site is found within the Central Scotland Green Network’s acid grassland network (non-core; moderate dispersal; high dispersal) and woodland hotspots (rank 16). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. As a precaution, impacts are considered to be negative subject to appropriate mitigation.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	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 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 an existing SPT bus network, this is likely to be significant positive impacts. In terms of climate resilience, the site is not subject to surface water or fluvial flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>It should be ensured that sensitive screening is provided to blend in with the adjacent rural area and to mitigate the visual impact of a site of this size.</li> <li>The new development should also be of a design that is innovative but blends with the existing urban character of the area.</li> <li>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.</li> </ul>

		<ul style="list-style-type: none"> <li>Existing trees and hedgerows should be retained.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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 has the potential for soil contamination due to the likelihood of the site being undermined. Any development, or-redevelopment of the site should aim to treat or remove any sources of ground contamination. Should potentially contaminated soil be treated or removed, then it is likely that there would be significant positive impacts on soil. The site is also classed as Locally Important Good Quality Agricultural Land, which is a valuable asset, the loss of which cannot be mitigated. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	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 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 an existing SPT bus network, this is likely to be significant positive impacts.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to fluvial or surface water flood risk. Screened out at Stage 1 assessment.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>Unfortunately, there are no mitigation measures that will offset the loss of agricultural land.</li> <li>Contaminated soil should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health.</li> <li>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.</li> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>

		<ul style="list-style-type: none"> <li>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.</li> </ul>
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is wholly contained within the Drongan Non-Inventory Gardens and Designed Landscape. Non-inventory sites are of local importance and significance. There is potential for the development of this site to have significant negative impacts on the GDL in terms of character and loss of features. Impacts are therefore considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> <li>The applicant/developer should adhere the advice and guidance outlined within Policy HE4: Gardens and Designed Landscapes, and the associated Garden and Designed Landscape which reviews the value, assets and development pressures experienced within individual GDLs.</li> <li>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.</li> <li>An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.</li> </ul>
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	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	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	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. Given the proposed use of for the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	Development of this site will result in increased amenity and recreational open space provision within the settlement of Drongan. There is potential for the development of the site to result in increase and

	expand existing active travel networks, thus having a positive impact on material assets. 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 environmental impacts.
<b>Mitigating Impacts on the Social Environment</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>

**Services, Infrastructure Capacity, Deliverability and Sustainability Constraints**

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk issues.				
<b>Access</b>	The site would be accessible from Farrell Crescent.					
<b>Consultee Comments</b>						

**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. There is potential for the development of this site in conjunction with other housing opportunity sites to have significant cumulative impacts on landscape and biodiversity.

**PROPOSAL: CEMETERY EXTENSION SITE(S)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Ref</b>	<b>CEM5</b>
<b>Settlement</b>	Drongan
<b>Address</b>	Drongan Cemetery
<b>Description</b>	<p>The site is located to the north of Drongan. The site is found outwith the settlement boundary and proposes an extension area for the existing cemetery to which it is adjacent.</p> <p>The site is accessible from Robert Burns Avenue.</p> <p>The site was identified as Proposal site within the previous East Ayrshire Local Development Plan (2017).</p>
<b>OS Grid Ref</b>	NS4418NW
<b>Existing Use</b>	N/A
<b>Proposed Use</b>	Cemetery Extension
<b>Site Size</b>	0.3 ha
<b>Site Capacity</b>	N/A



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**Planning History** 04/0699/FL – Proposed residential development – Approved with Conditions

**Impacts on Environmental Receptors**

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located to the north of Drongan. The site is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification are: 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 proposed use, is unlikely to alter the landscape character of Drongan. In overall terms, impacts are likely to be neutral.
	<b>Biodiversity, Flora &amp; Fauna</b>	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Neutral</b>	The site is contained within the CSGN's woodland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given the setting and scale of the site, and given that it is contained within the settlement boundary of Drongan, it is unlikely that these habitats are of importance or value in terms biodiversity, flora and fauna. As such, impacts are considered to be neutral.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Neutral</b>	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. 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.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The eastern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the western part of the site is within the 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.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Neutral</b>	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. The 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. If utilised, this is likely to have neutral impacts on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at Stage 1 Assessment</b>	Screened out at Stage 1 assessment. No impacts in terms of the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.

<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Social Environment</b>		N/A. No significant impacts anticipated which require mitigation.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Neutral</b>	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 or CSGN habitat networks. In overall terms, impacts on human health are likely to be neutral.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Neutral</b>	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive</b>	As outlined above, the site is considered to be sustainably located and as such it is unlikely 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, which will have a positive impact on this necessary material asset.
<b>Mitigating Impacts on the Social Environment</b>		N/A. No significant impacts anticipated which require mitigation.

### Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk & High Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk implications.				
<b>Access</b>	The site is accessible from Robert Burns Avenue.					
<b>Consultee Comments</b>						
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site. No long term or cumulative impacts are anticipated.						



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