



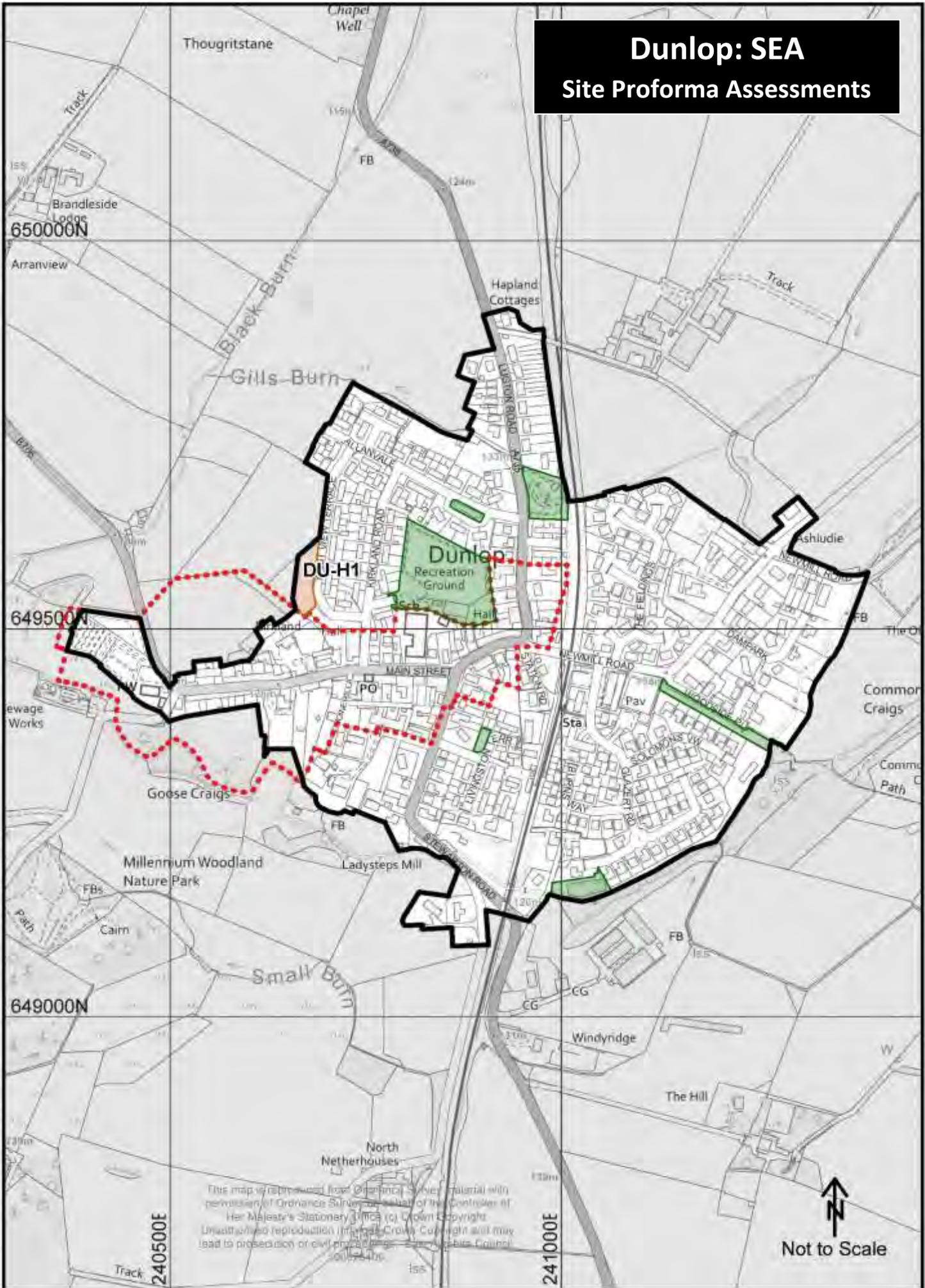
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Dunlop: SEA Site Proforma Assessments



List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
DUNLOP			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
DU-H1	Residential	West View Terrace, Dunlop	N/A

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
DUNLOP		
RESIDENTIAL		
DU-H1: West View Terrace, Dunlop	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
RESIDENTIAL										
DU-H1: West View Terrace, Dunlop	N	N	SP/N	X	SP/N	X	SN	SP/N	SP/N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

DU-H1: West View Terrace, Dunlop		
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 a result of developing on this site in terms of 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. Impacts on landscape/geology and biodiversity, flora and fauna are not anticipated. Impacts are therefore likely to be neutral.	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 air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment and soil are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (air quality). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Environmental impacts on the historic environment are anticipated for this site, due to the presence of archaeological sites. There is a presumption that these impacts will be negative. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on the historic environment. 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.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DU-H1
Settlement	Dunlop
Address	West View Terrace
Description	The site is located to the north-west of the settlement of Dunlop, adjacent to West View Terrace. The site is accessible off of West View Terrace. The site was not allocated within the previous East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS4049NE
Existing Use	Greenfield
Proposed Use	Housing development opportunity site
Site Size	0.21 ha
Site Capacity	6 units (Indicative)
Planning History	N/A



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is classified as "Agricultural Lowlands" (NatureScot 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. The site

		is located within the Agricultural Lowlands. The proposed residential use is moderately scaled and appropriate for the scale of Dunlop. The development of this site is unlikely to have a positive or negative impact on the landscape character and/or setting of Dunlop. As such, the impacts are considered to be neutral.
	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>
	Neutral	The site is located along the settlement boundary of Dunlop but is outwith the settlement itself. The site does not form part of the CSGN's habitat networks, nor is it in close proximity to any other biodiversity related constraints. As such, no impacts are anticipated. Impacts considered but likely to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	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. 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, with opportunity to expand and integrate this network, this is likely to be significant positive impacts. The site is not subject to fluvial or surface water flood risk. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • 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. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. • Existing trees and hedgerows should be retained.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Screened out at Stage 1 Assessment	The site is not contained within, or located in close proximity to any soil related constraints. Screened out at Stage 1 assessment.
	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 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. 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, with opportunity to expand and integrate this network, this is likely to have significant positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Screened out at Stage 1 Assessment	The site is not subject to, or in close proximity to, surface water or fluvial flood risk. Screened out at Stage 1 Assessment.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> 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. 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	<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 gardens and designed landscapes. However, the site is bordered by and intersects (to the south) an archaeological site/area. The development of the site has the potential to have an irreversible, significant negative impact on this asset. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> 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.
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 an 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 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 an 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. However, the site is found outwith the settlement boundary and is peripheral in nature. Given the proposed use 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 on population.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to 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.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> 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	N/A	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood issues.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<p><u>NatureScot:</u> We consider that there would be some capacity for development at the eastern side of the site along West View Terrace. Development proposals should demonstrate cohesion with existing development with active frontages facing onto West View Terrace. Siting and layout will be important to ensure that existing development on West View Terrace retain views across the landscape. Semi-natural woodland bounds the site to the south and west. These bands of woodland contribute to the landscape framework which should be enhanced across the site.</p> <p><u>SEPA:</u> No flood risk is apparent.</p>					
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 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.						



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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