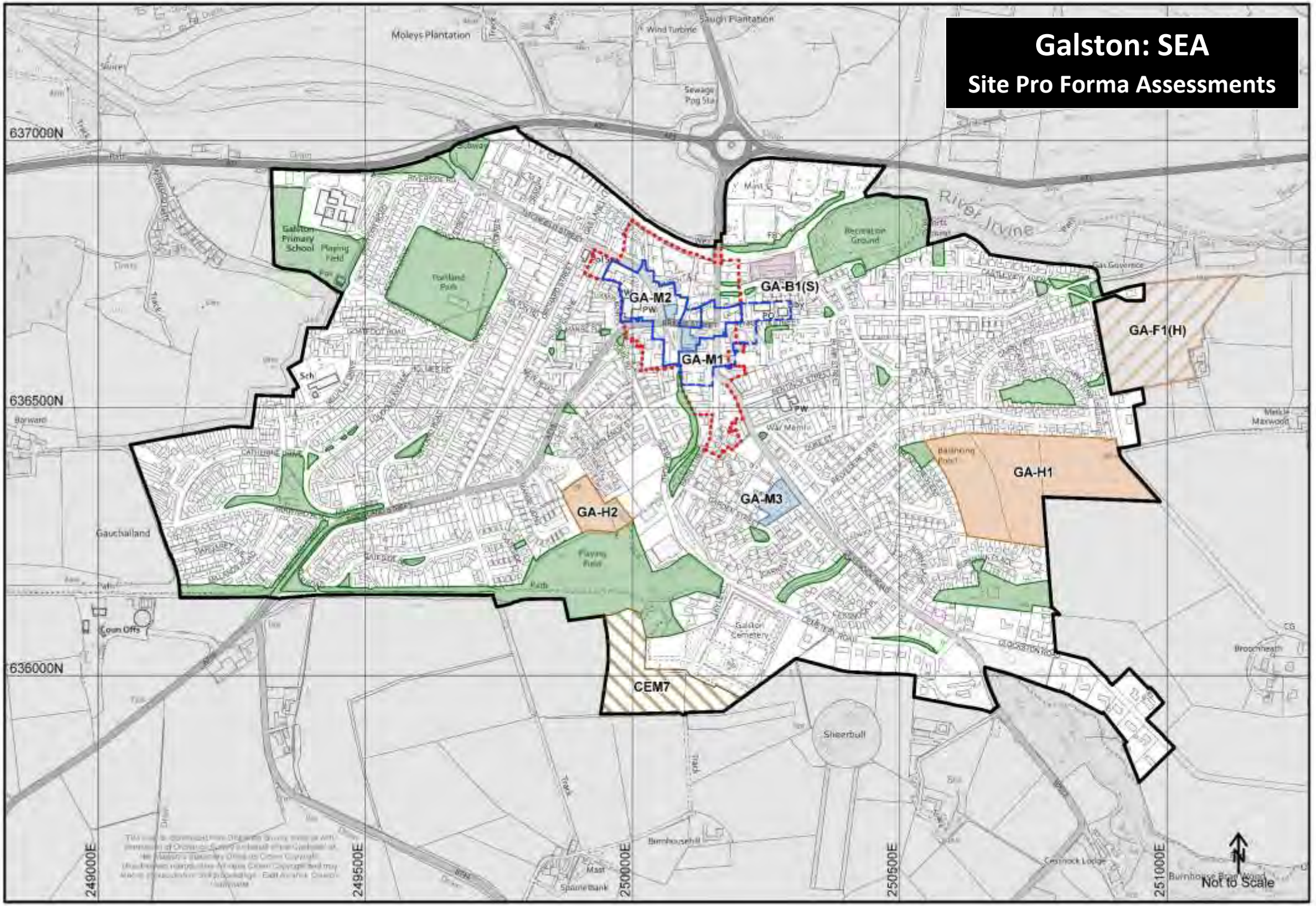
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024


Galston: SEA
Site Pro Forma Assessments
GA-M2
GA-B1(S)
GA-M1
GA-F1(H)
GA-H1
GA-M3
GA-H2
CEM7
637000N
636500N
636000N
249000E
249500E
250000E
250500E
251000E
Not to Scale

List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
GALSTON			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
GA-H1	Residential	Belvedere View, Galston	107H
GA-H2	Residential	Brewland Street, Galston	109H
GA-F1(H)	Future Growth (Residential)	Maxwood Road, Galston	
GA-B1(S)	Business & Industry	Barmill Road, Galston	007B
GA-M1	Miscellaneous	Bridge Street, Galston	383M
GA-M2	Miscellaneous	Corner of Cross Street, Galston	376M
GA-M3	Miscellaneous	Garden Street, Galston	
CEM7	Cemetery Extension	Galston Cemetery	PROP13

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
GALSTON		
RESIDENTIAL		
GA-H1: Belvedere View, Galston	Yes	Yes
GA-H2: Brewland Street, Galston	Yes	Yes
FUTURE GROWTH (RESIDENTIAL)		
GA-F1(H): Maxwood Road, Galston	Yes	Yes
BUSINESS & INDUSTRY		
GA-B1(S): Barmill Road, Galston	Yes	No
MISCELLANEOUS		
GA-M1: Bridge Street, Galston	Yes	Yes
GA-M2: Corner of Cross Street, Galston	Yes	Yes
GA-M3: Garden Street, Galston	Yes	Yes
CEMETERY EXTENSION		
PROP7: Galston Cemetery	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										
GA-H1: Belvedere View, Galston	N	N	SP/N	**SN**	SP/N	N		SP/N	SP	SP/N
GA-H2: Brewland Street, Galston		N	SP/N	**SN**	SP/N	N		SP/N	SP	SP
FUTURE GROWTH (RESIDENTIAL)										
GA-F1(H): Maxwood Road, Galston	**SN**	N	SP/N	SP/N	SP/N			SP/N	SP/N	SP/N
MISCELLANEOUS										
GA-M1: Bridge Street, Galston			SP/N	**SN**	SP/N	**SN**	**SN**	SP/N	SP/N	SP/N
GA-M2: Cross Street/Bridge Street, Galston			SP/N	**SN**	SP/N	SP/N	**SN**	SP/N	SP/N	SP/N
GA-M3: Garden Street, Galston		N	SP/N	**SN**	SP/N			SP/N	SP	SP

CEMETERY EXTENSION										
CEM7: Galston Cemetery, Galston	N		N	**SN**	N			N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

GA-H1: Belvedere View, Galston

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 development on this site 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 natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil, 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. However, significant impacts on the water environment are not anticipated.	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 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.

GA-H2: Brewland Street, Galston

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 development on this site in terms of climatic factors and biodiversity. 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.	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 a result of developing on this site in terms of soil, 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.	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 a result of developing on this site in terms of human health, population and material assets. There is a presumption	Yes. There are likely to be environmental impacts on the social environment. This

	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.

FUTURE GROWTH SITE (RESIDENTIAL)

GA-F1(H): Maxwood Road, Galston

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 development on this site in terms of climatic factors and 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 biodiversity.	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 a result of developing on this site in terms of soil, 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.	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 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.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

GA-B1(S): Barmill Road, Galston

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 Galston, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result, however, it is acknowledged that the site borders an area of native woodland. 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 a WOSAS trigger location, an area of contaminated land, employment land and is subject to pockets of surface water flood risk. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it	No. As outlined above.

	is unlikely to have any additional impacts on natural resources.	
Historic Environment	The site is contained within a WOSAS trigger location. The site is not in close proximity to any other 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.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

GA-M1: Bridge Street, Galston

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 Galston, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The development of the site is likely to have significant environmental impacts on climatic factors. There is a presumption that this impact will be positive/negative in nature. This should be considered further 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	The site is likely to have significant impacts on soil, air quality and the water environment. It is presumed that these impacts will be positive and negative, or negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural resources. This should be considered in more detail at Stage 2 assessment.
Historic Environment	The site is contained within a WOSAS trigger location. The site is not in close proximity to any other historic or cultural assets. It is presumed that impacts will be negative in nature.	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 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.

GA-M2: Corner of Cross Street, Galston

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 Galston, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The development of the site is likely to have significant environmental impacts on climatic factors. There is a presumption that this impact will be	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.

	positive/negative in nature. This should be considered further at Stage 2 Assessment.	
Natural Resources	The development of the site is likely to have significant impacts on soil. There is a presumption that this impact will be negative in nature. Impacts on air quality are also anticipated. This should be considered in more detail at Stage 2 assessment. No impacts on the water environment are anticipated. Screened out.	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	The site is contained within a WOSAS trigger location. There is a presumption that impacts will be significant negative in nature. The site is not in close proximity to any other historic or cultural assets.	Yes. There are likely to be significant environmental impacts on this historic environment. 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.

GA-H3: Garden Street, Galston		
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 development on this site 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.	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 a result of developing on this site in terms of soil, 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.	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 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, or 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.

PROPOSAL: CEMETERY EXTENSION SITE(S)

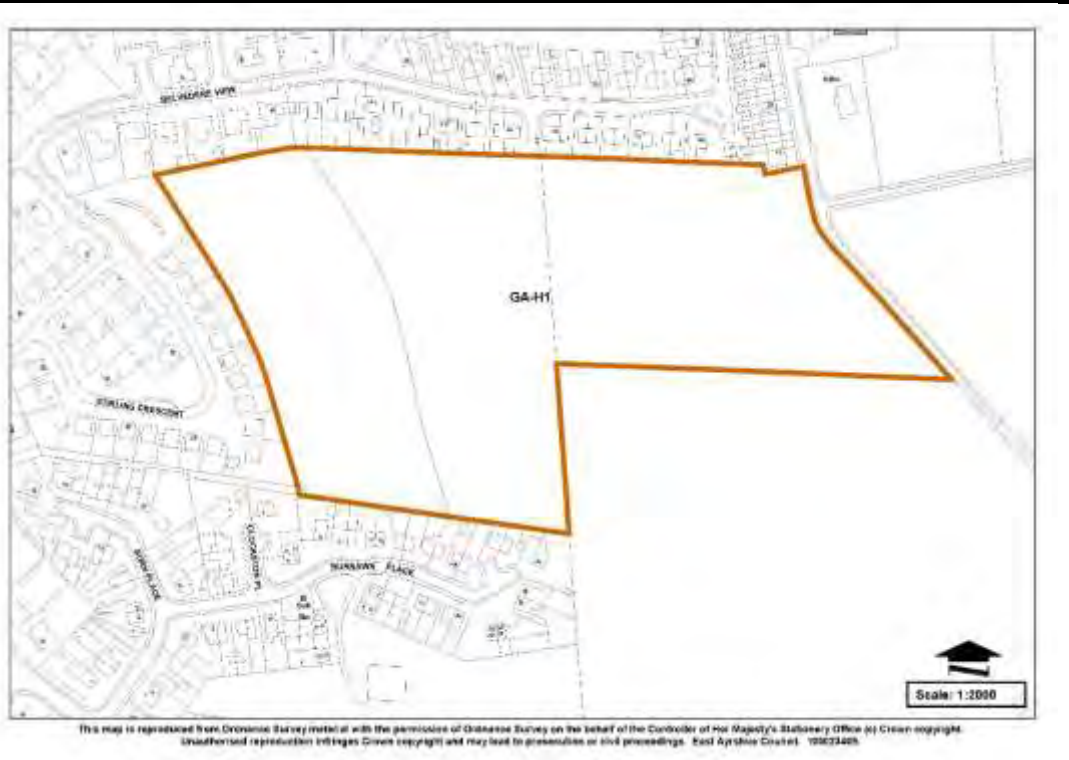
PROP7: Galston Cemetery, Galston		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	There are unlikely to be significant environmental impacts as a result of developing on this site in terms of landscape, biodiversity or climatic factors. However, 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 a 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	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 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	**GA-H1**
Settlement	Galston
Address	Belvedere View
Description	The site is to the east of Galston and is contained within the settlement boundary. The site is bounded on three and a half sides by residential properties. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.
OS Grid Ref	NS507363
Existing Use	Greenfield –LDP1 Housing Site
Proposed Use	Residential
Site Size	5.5 ha
Site Capacity	144 units (Indicative)
Planning History	None



Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is contained within the settlement boundary of Galston. Despite this, the site is located along the edge of the settlement boundary and is bordered by countryside. Given the scale and setting of the site (it is bounded by residential development on its northern, western and southern extents) it is

		unlikely to have any significant impacts on landscape character or geology. As such, impacts are considered 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.*
	Neutral	The site is contained within the settlement boundary of Galston. Despite this, the site is located along the edge of the settlement boundary and is bordered by countryside. The site does not contain any CSGN habitats or other biodiversity related constraints. As such it is unlikely to have any significant impacts on biodiversity, flora or fauna. Impacts 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	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of public transport and of the town centre, this is likely to have significant positive impacts. The site is subject to a small area of low to medium surface water flood risk (present day). 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 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.
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 also classed as Prime Quality Agricultural Land, which is a valuable asset. 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 within walking distance of public transport and is within walking distance of the town centre, this is likely to have significant positive impacts. 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.*
	Neutral	The site is not subject to fluvial flood risk. The site is, however, subject to an area of low to medium surface water flood risk (present day) to the south-west. It is considered that this could be mediated

		through appropriate and sensitive design, layout and use of materials. As such, no significant impacts are anticipated in terms of the water environment.
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 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	*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 contained within the centre of Darvel and the settlement boundary, its development is considered to be more sustainable than a periphery site. The site is within walking distance of public transport and is within walking distance of the town centre, and near core paths and rights of way, which may encourage an active lifestyle. 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 contained within the settlement boundary of Galston, which is considered to be more sustainable than a periperhy site. The site is within walking distance of public transport and is within walking distance of the town centre, which may encourage an active lifestyle. In overall terms, the development of this 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/Negative	The site is contained within the settlement boundary of Galston, therefore its development is considered to be more sustainable than a periphery site. The site is close to a public transport route. However, the site contains Prime Quality Agricultural Land, the loss of which would represent a negative impact on this material asset. In overall terms, the development of this central brownfield site is likely to have significant positive and negative impacts on material assets.
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	Area of low to medium surface water flood risk (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 terms, there are likely to be significant negative environmental impacts experienced during redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancement methods are taken into account and the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**GA-H2**
Settlement	Galston
Address	Brewland Street
Description	The site is to the centre-south of Galston, within the settlement boundary. The site is bounded by playing fields to the south and by other residential developments on the other sides. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site and has been partially built out.
OS Grid Ref	NS499363
Existing Use	Vacant land/Brownfield - LDP1 allocation
Proposed Use	Residential
Site Size	0.8 ha
Site Capacity	17 units (Indicative)
Planning History	07/0466/FL – Removal of condition 4 from 02/0983/FL – Approved; 02/0983/FL – Proposed new housing development of 32 new houses – Approved with Conditions; 06/0377/FL – Revised House Types – Approved with Conditions; 06/0333/FL – Amendment of condition 17 of 02/0983/FL – Approved with Conditions; 07/0083/FL – Replacement of 18 units for amended house type – Approved with Conditions; 05/0294/LA – Flood Prevention Scheme with New Alterations to the River Irvine and Burn Anne – Approved with Conditions; etc.

Impacts on Environmental Receptors

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

Natural Features	**Screened out at Stage 1 Assessment**	The site is contained within the settlement boundary of Galston 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.*
	Neutral	There are trees within the site protected by a TPO. However, the site is contained within the settlement boundary of Galston and fully enclosed by similar land uses. In overall terms, impacts on biodiversity, flora and fauna are considered to be neutral.
	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, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of public transport and is within walking distance of the town centre, this is likely to have significant positive impacts. The site is subject to a moderate area of surface water flood risk (low to medium; present day). In overall terms, impacts are considered to be significant postive/negative in nature.
Mitigating Impacts on Natural Features		• Developers of the site must ensure that there are no detrimental impacts on the trees protected under the TPO as a result of development. • 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.
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 within walking distance of public transport and is within walking distance of the town centre, this is likely to have significant positive impacts. 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.*

	Neutral	The site is not subject to fluvial flood risk. There is a very small pocket of land subject to surface flood risk at the southern edge of the site (low to medium; present day), but as the extents of this hazard are very limited in area, no significant impacts are anticipated in terms of the water environment. In overall terms, impacts are 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 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. • A Flood Risk Assessment (FRA) may be required depending on the extents of the development site area and following discussions with the Ayrshire Roads Alliance (Flooding).
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 Galston and is contained within the settlement boundary, its development is considered to be more sustainable than a periphery site. The site is within walking distance of public transport and is within walking distance of the town centre, and near core paths and rights of way, which may encourage an active lifestyle. 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 contained within the settlement boundary of Galston, which is considered to be more sustainable than a periperhy site. The site is within walking distance of public transport and is within

		walking distance of the town centre, which may encourage an active lifestyle. In overall terms, the development of this 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 contained within the settlement boundary of Galston, therefore its development is considered to be more sustainable than a periphery site. The site is close to a public transport route. 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		• 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	Small pocket of low-high surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	SEPA: FRA required. Part of the site is part of the Galston flood protection scheme 2008. FRMA should be consulted on this site. FRA required depending on the extents of the developable site area after discussions with the local authority flood risk management team.					

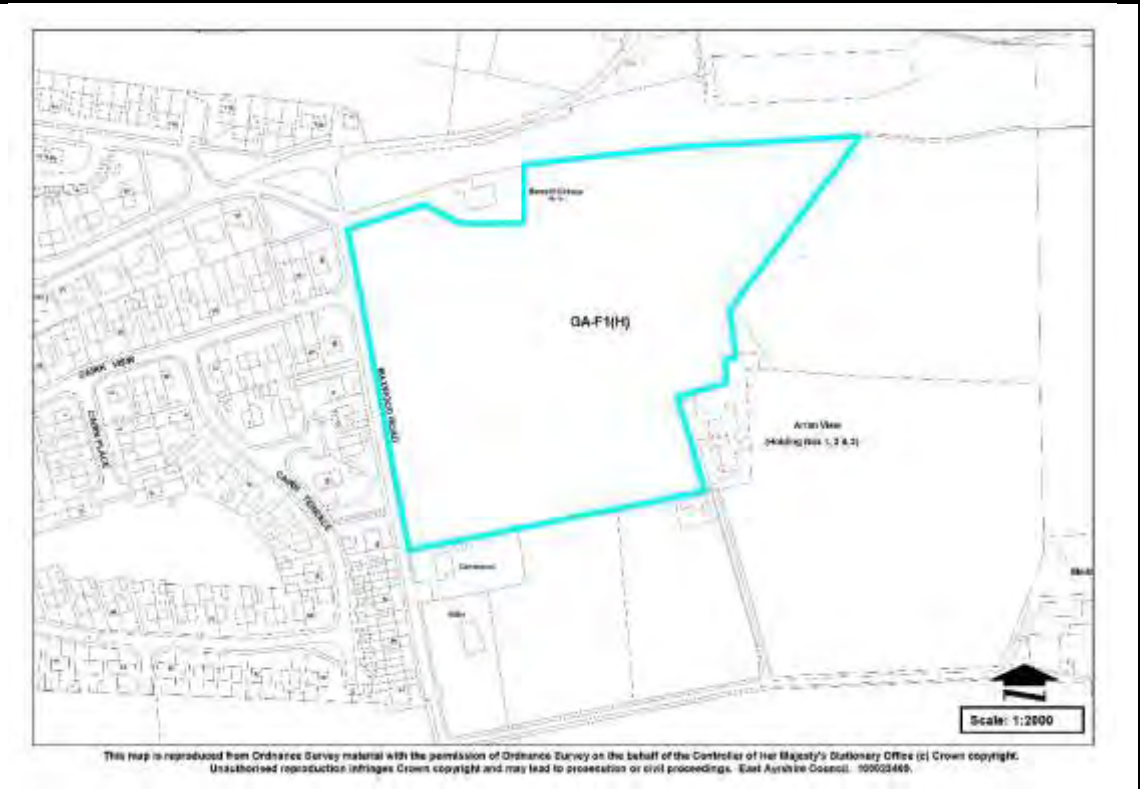
Short, Medium or Long Term and Cumulative Impacts

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 enhancement methods are taken into account and 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.

FUTURE GROWTH SITE (RESIDENTIAL)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**GA-F1(H)**
Settlement	Galston
Address	Maxwood Road
Description	The site is located to the north east of Galston and is located outwith the settlement boundary, as identified within the LDP2. The site is being allocated as a long-term housing site (future growth area) for Galston. The site is bounded by fields to the east and south and by other residential development to the west.
OS Grid Ref	NS5036NE
Existing Use	Greenfield
Proposed Use	Long-term housing site
Site Size	3.6 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.*
	Negative	The site is located to the south of Galston. The site is classified as "Lowland River Valleys" (NatureScot character type 68). The site is bounded to the west by residential development but greenfield/agricultural

		land to the north, west and south. There is potential for its development to have significant impacts on the landscape character of Galston. As a precaution, impacts are considered to be negative.
	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 site is outwith the settlement boundary of Galston and illustrates the direction that the Council foresee housing development (it is a future growth area). As the site is greenfield in nature and of a significant scale, there is potential for its development to have significant impacts on biodiversity, flora and fauna. However, the site is not contained within any biodiversity related constraints. 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	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of public transport and the town centre, this is likely to have significant positive impacts. 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 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 in order to minimise any landscape implications.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Positive / Negative	The site is contained within the Coal Authority's Low Development Risk Area to the west and High Development Risk Area to the east: there is therefore potential for its development to have detrimental impacts on soil. The site may contain areas of contaminated land. The development could result in the removal and/or treatmenet of contmainated land, thus having positive impacts on soil quality. The site also may contain mine enteries to the north-east. In overall terms, impacts are likely to be positive and negative in nature.
	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 within walking distance of public transport and the town centre, this is likely to have significant positive impacts. In overall terms, impacts on air quality are likely to be positive 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 any fluvial or surface water flood risk. As such, no significant impacts are likely to be incurred on the water environment. 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 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	*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. Screened out.
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, the site is within walking distance of public transport and the Galston town centre, and near core paths and rights of way, which may encourage an active lifestyle. 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	The site is outwith the settlement boundary of Galston, therefore it is a periphery site and less sustainably located than sites within the settlement boundary. However, it illustrates the direction that the LDP2 foresees expansion occurring. The site is within walking distance of public transport and is within a reasonable walking distance of the town centre, which may encourage an active lifestyle. In overall terms, the development of this site is likely to have significant positive and negative impacts on population.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	The site is a periphery site outwith the settlement boundary of Galston, therefore its development is considered less sustainable. The site is close to a public transport route. However, the site contains Prime Quality Agricultural Land, the loss of which would represent a negative impact on this material

		asset. In overall terms, the development of this central brownfield site is likely to have significant positive and negative impacts on material assets.
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. • 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 in order to minimise any landscape implications.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low & High Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	No significant water issues – No surface water or fluvial flood risk.				
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 enhancement methods are taken into account and the development follows the Council's design guidance to create a sense of place. The development of this site could have significant cumulative impacts on landscape alongside the development of GA-H1.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**GA-M1**
Settlement	Galston
Address	Corner of Cross Street and Bridge Street
Description	The site is located within the settlement boundary of Galston. The site is centrally located, within the town centre boundary as identified within the LDP2 and the previous Local Development Plan (2017). The site is located on the corner of Cross Street and Bridge Street. The site was a previous allocation within the former East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.
OS Grid Ref	NS5036NW
Existing Use	Brownfield - miscellaneous site allocation in LDP1
Proposed Use	Miscellaneous
Site Size	0.1 ha
Site Capacity	N/A
Planning History	00/0360/FL – Approved with Conditions; 04/0955/LB – Approved with Conditions; 04/0960/FL – Approved with Conditions;

	09/0562/LB – Approved; 11/0402/PP – Approved with Conditions; 14.0757/PP – Withdrawn; 15/0167/PP – Approved with Conditions; 17/0464/CA – Approved with Conditions; 98/0549/FL – Withdrawn;

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 centrally located, bordering the town centre in Galston settlement. It is not likely to have any significant landscape character implications.
	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 centrally located, bordering the town centre in Galston settlement. It is not likely to have any significant implications in terms of biodiversity, flora and 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 and climatic factors through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment/population within the area. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site is also in close proximity to existing active travel networks including core paths and rights of way (rights of way intersect the site). The site is not subject to any surface water or fluvial 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 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.
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 also contained within the confines of a WoSAS archaeological site/area. As a precaution, impacts are considered to be negative, subject to appropriate mitigation and consultation.
	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 employment/population within the area. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site

		is also in close proximity to existing active travel networks including core paths and rights of way (rights of way intersect the site).
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Negative	The site is subject to a significant area of surface water flood risk (low to medium; present day) – almost wholly. There is potential for the development of the site to exacerbate this risk under a changing climate. In overall terms, impacts may be significant negative 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 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. • In accordance with Policy CR1, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems (SUDS) into the site.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is intersected by a WoSAS archaeological site/area. As a precaution, impacts are likely 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.
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 a number of core paths and rights of way. 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. The site is within a walkable distance of the centre of Galston and its existing amenities. However, given the nature of the proposed use, its development could exacerbate private car use through increased population, in turn detrimentally impacting on GHG emissions and air quality, having a negative environmental impact on human health. In overall terms, environmental impacts on human health are likely to be both significant positive and negative in nature.

	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive	The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Galston and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	The development of the site will proliferate private car use which will have a detrimental impact on air quality and GHG emission targets. However, the development will be required to integrate with existing public and active travel networks, having significant positive impacts through the likely increased provision of these routes, which will increase the overall connectivity of place. The site also has no climate resilience implications in terms of flood risk. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.
Mitigating Impacts on the Social Environment		• It should be ensured that the site is as 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. • The development should incorporate well-designed open spaces which are usable and multi-functional.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

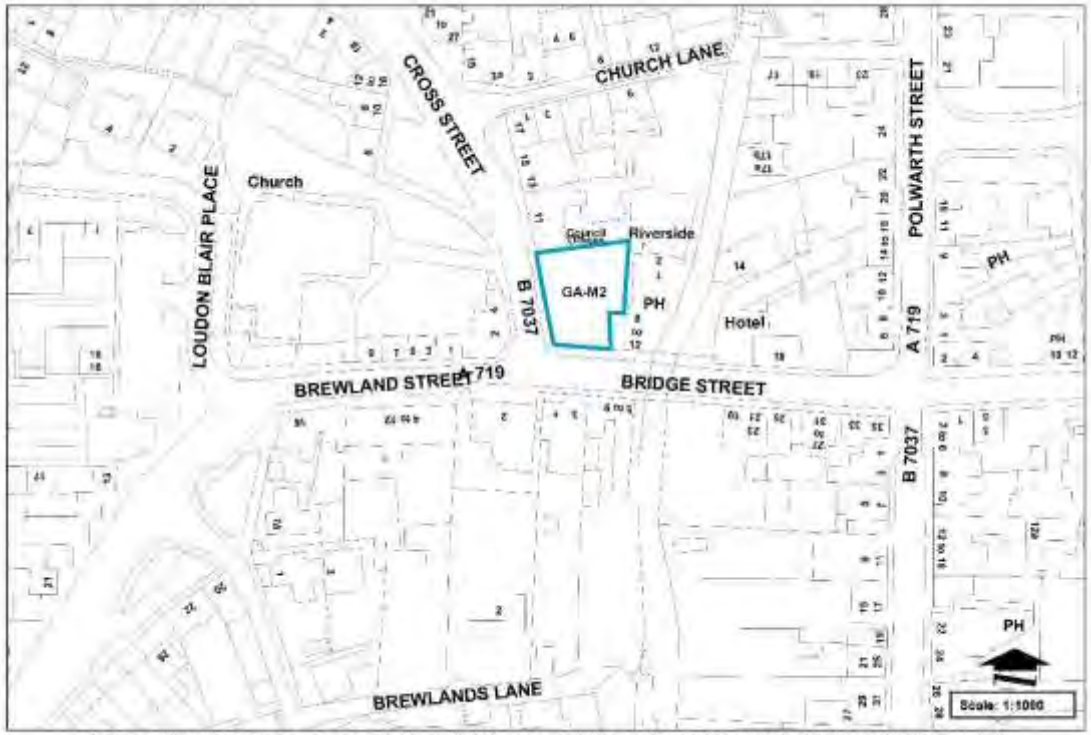
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	No flood risk issues.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						

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 enhancement methods are taken into account and the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**GA-M2**
Settlement	Galston
Address	Bridge Street
Description	The site is located within the settlement boundary of Galston. The site is centrally located, within the town centre boundary as identified within the previous Local Development Plan (2017) and the LDP2. The site is located off Bridge Street. The site was an allocation within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.
OS Grid Ref	NS5036NW
Existing Use	Brownfield - site allocation in LDP1
Proposed Use	Miscellaneous
Site Size	0.1 ha
Site Capacity	N/A
Planning History	07/0451/FL – Approved with Conditions; 05/0294/LA – Approved with Conditions; 99/0255/AD – Refused; 15/0110/PP – Approved with Conditions; 09/0930/CA – Approved with Conditions; 09/0909/PP – Refused; 14/0815/PP – Withdrawn; 97/0766/AD – Approved; 22/0087/PP – Pending Consideration; 23/0413/PP – 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 centrally located, bordering the town centre in Galston settlement. It is not likely to have any significant landscape character implications.

	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 centrally located, bordering the town centre in Galston settlement. It is not likely to have any significant implications in terms of biodiversity, flora and 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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the employment 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 have significant positive impacts. The site is also in close proximity to a core path network. If utilised, this would have a significant positive impact on climatic factors. In terms of climate resilience, the site is subject to significant surface water flood risk. 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		• 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 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.
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 also contained within the confines of a WoSAS archaeological site/area. As a precaution, impacts are considered to be negative, subject to appropriate mitigation and consultation.
	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the employment 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 have significant positive impacts. The site is also in close proximity to a core path network. If utilised, this would have a significant positive impact on climatic factors.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Positive / Negative	The site is subject to a small area of surface water flood risk (low to medium; present day) to the east. There is potential for the development of the site to exacerbate this risk under a changing climate. In overall terms, as a precaution impacts are considered to be significant postive/negative 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 as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Existing core paths/rights of way which intersect the site should be retained. • 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, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems (SUDS) 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.*
	Negative	The site is intersected by a WoSAS archaeological site/area. As a precaution, impacts are likely to be negative, subject to appropriatemitigation.
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.
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 could 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 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	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 and environmental impacts.
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	Low-Medium surface water flood risk				
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 enhancement methods are taken into account and the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**GA-M3**
Settlement	Galston
Address	Garden Street
Description	The site is to the centre-south of Galston, within the settlement boundary. The site is surrounded by existing residential development and is urban in nature. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site (407H). The site is being promoted within LDP2 for miscellaneous development.
OS Grid Ref	NS5036SW
Proposed Use	Miscellaneous
Site Size	0.4 ha
Site Capacity	N/A
Planning History	07/0840/FL – Approved with Conditions; 13/0224/PP – 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 Galston 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.*

	Neutral	There are trees within the site protected by a TPO. However, the site is contained within the settlement boundary of Galston and fully enclosed by similar land uses. In overall terms, impacts on biodiversity, flora and fauna are considered to be neutral.
	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, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of public transport and the town centre, this is likely to have significant positive impacts. The site is not subject to either surface water or fluvial flood risk, as such its devleopment is unlikely to have any climate resilience implications. In overall terms, impacts are considered to be significant postive/negative in nature.
Mitigating Impacts on Natural Features		• Developers of the site must ensure that there are no detrimental impacts on the trees protected under the TPO as a result of development. • 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.
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, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of public transport and the town centre, this is likely to have significant positive impacts. In overall terms, impacts are considered to be significant postive/negative in nature.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	The site is not subject to fluvial flood risk. 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 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	*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 contained within the centre of Galston the settlement boundary, its development is considered to be more sustainable than a periphery site. The site is within walking distance of public transport and the town centre, and near core paths and rights of way, which may encourage an active lifestyle. 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 contained within the settlement boundary of Galston, which is considered to be more sustainable than a periphery site. The site is within walking distance of public transport and the town centre, which may encourage an active lifestyle. In overall terms, the development of this 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 contained within the settlement boundary of Galston, therefore its development is considered to be more sustainable than a periphery site. The site is close to a public transport route. 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		• 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 surface water or fluvial flood risk.				

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 enhancement methods are taken into account and the development follows the Council's design guidance to create a sense of place.

It is unlikely that the development of this site will have any significant cumulative or synergistic impacts.

PROPOSAL: CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	**CEM7**
Settlement	Galston
Address	Galston
Description	The site is located to the north of Galston, adjacent to safeguarded open space. The site is found within the LDP2 settlement boundary and proposes an extension area for the existing cemetery to which it is adjacent. The site is accessible from Cemetery Road, Galston. The site was identified as a Proposal site within the previous East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS5035NW
Existing Use	Greenfield
Proposed Use	Extension to existing cemetery
Site Size	2.4 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.*
	Neutral	The site is located to the south of Galston. The site is classified as "Agricultural Lowland" (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. This is a small scale site, the development of which, given the propsoed use, is unlikely to alter the landscape character of Galston. 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.*
	Screened out at Stage 1 Assessment	The site is not located in close proximity to natural or biodiversity related assets. As such, it has been screened out at Stage 1 Assessment. No impacts on biodiversity, flora and fauna are anticipated.
	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. 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 significant 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 as accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way.
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 Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is contained within two areas of prime quality agricultural land, categorised as "locally important good quality". The loss of this land would have a significant negative impact, with no possible 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. If utilised, this is likely to have neutral impacts on air quality.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	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.

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 as 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.*
	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.*
	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 or CSGN habitat networks. In overall terms, impacts on human health are likely to 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 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.
Mitigating Impacts on the Social Environment		N/A. No significant impacts anticipated which require mitigation.

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 flood risk implications.				
Access	The site is accessible from Cemetery Road, Galston.					
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 the development of this site. No long term or cumulative impacts are anticipated.

East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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