



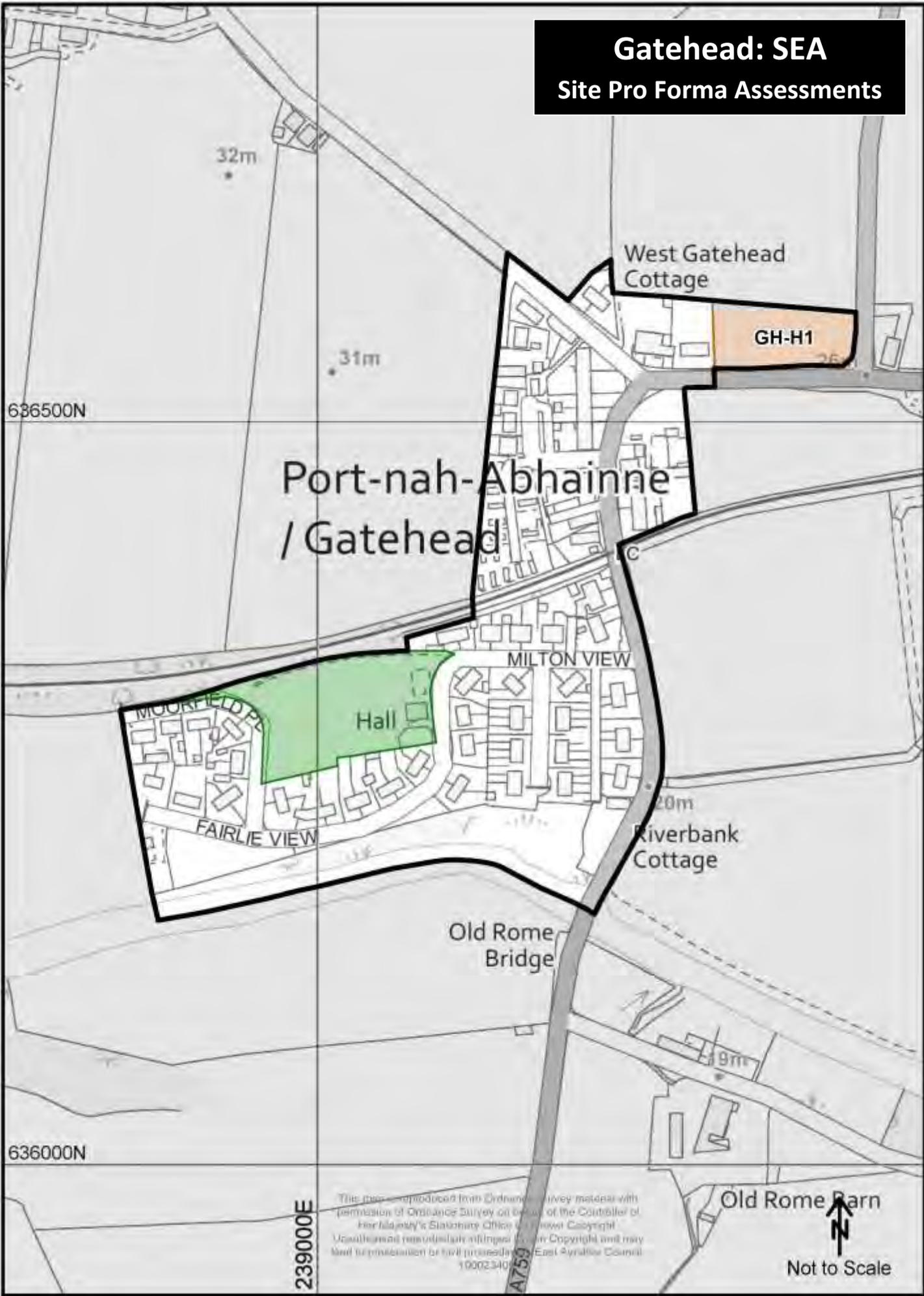
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Gatehead: SEA
Site Pro Forma Assessments



636500N

Port-nah-Abhainne
/ Gatehead

West Gatehead
Cottage

GH-H1

MILTON VIEW

Hall

FAIRLIE VIEW

Riverbank
Cottage

Old Rome
Bridge

Old Rome Barn

636000N

239000E

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Not to Scale

List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
GATEHEAD			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
GH-H1	Residential	Main Road, Gatehead	N/A

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
GATEHEAD		
RESIDENTIAL		
GH-H1: Main Road, Gatehead	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	

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
GH-H1: Main Road	N	SN	SP/N	SP/N	SP/N	SN		SP/N	SP/N	SP/N

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

GH-H1: Main Road, Gatehead		
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 biodiversity 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 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, water, 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.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil, water 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.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	GH-H1
Settlement	Gatehead
Address	Main Road
Description	The site is located within the LDP2 settlement boundary and close to a number of existing dwellings. The site is bounded by Main Road to the south and the B751 to the east. The northern boundary is defined by the east-west line of the existing settlement.
	The site was not allocated within the previous East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS393365
Existing Use	Agricultural
Proposed Use	Residential
Site Size	0.4 ha
Site Capacity	7 units (Indicative)



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Planning History	22/0314/PPP – Erection of 6 no of new dwelling houses – Withdrawn; 23/0106/PPP – Erection of 6 no of new dwelling houses - Withdrawn
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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 “Lowland River Valleys - Ayrshire” (NatureScot Character type 68). Key characteristics of this classification are a series of incised, narrow river valleys bounded by steep slopes which cross the agricultural lowlands of Ayrshire and complex skylines formed by small interlocking hills within the southern valley. The site is located within the Agricultural Lowlands. The small site is moderately scaled and appropriate for the scale of Gatehead. The development of this site is unlikely to

		have a positive or negative impact on the landscape character and/or setting of Gatehead. 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>
	Negative	The site is not in close proximity to any designated nature conservation sites. However, the development of this site would result in the removal of greenfield habitat. The site contributes to the green corridor, creating recreational spaces and habitat, the removal of which could be adverse. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative
	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, 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 services in Gatehead, this is likely to have significant positive impacts. The development of the site may have significant impacts on climate resilience in terms of flood risk, as the site is subject to a significant area of surface water flood risk (low to medium; present day). 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.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site is within the Coal Authority's Development High Risk Area, however, the development of the site would not result in the loss of important soil resources such as carbon rich and peatland as well as raised/intermediate bogs. In overall terms, the development is likely to have both positive and negative impacts.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality 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 services in Gatehead, this is likely to have significant positive impacts. In overall terms, impacts on air quality are likely to be positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Negative	The site is not at risk from fluvial flooding, as identified within SEPA's 1 in 200 flood risk maps. However, the site hosts a substantial area of surface water flooding of medium surface water risk to the south-east of the site (low to medium; present day). It is considered that the development of the site could result in increased surface water flooding if appropriate measures are not in place. In overall terms, impacts are likely to be negative. Negative impacts could be reduced through appropriate mitigation
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • 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	<i>Protect and enhance the historic built and natural environment.</i>
	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 or archaeological sites/areas. The impacts are therefore likely to be neutral.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • N/A. No impacts anticipated on the historic environment.
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 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 located within walking distance of a small number of services in Gatehead and is within walking distance of public transport and near a core path, which may encourage an active lifestyle. 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 on this site is likely to have negative impacts on population and human health by proliferating private car use as a result of increasing the residential population of the area. However, the site is located close to the centre of Gatehead and is considered to be very sustainable in location terms as it is within walking distance of public transport. The site is in close proximity to existing public transport networks enabling access to services, having a positive impact on population. Although the site is not located immediately adjacent to a core path or close to a right of way network, there is opportunity for this to have a positive impact in terms of active travel and connectivity. The site is currently constrained by some flood risk, having a potentially detrimental impact on population. In overall terms, the anticipated impacts on population are likely to be positive and negative impact.

	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	The allocation of this housing opportunity site is likely to have significant impacts on material assets. The increase in population would have a negative impact on infrastructure capacity and proliferate private car use, which will have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well within the settlement of Gatehead, potentially increasing overall connectivity of place. In overall terms, environmental impacts on material assets are likely to be positive and negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development of the site should ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Yes	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Medium surface flood risk.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<p><u>NatureScot:</u> This site is situated on the western edge of Gatehead. The site is the gateway to Gatehead from the east and development proposals should ensure that a robust, defensible edge is included in the design. The site benefits from an existing landscape framework of hedgerows on the southern and western edges. These should be retained and contribute to the site landscape framework.</p> <p><u>SEPA:</u> We have no objection to this site being included as an allocation. There is potential surface water flood risk within the site. This should be investigated further. We recommend that contact is made with the Flood Risk Management Authority</p>					
WWTW Capacity & Waste Water	Sufficient capacity at Bradan WTW and within the water network.					
Water Supply	Sufficient capacity at Meadowhead WWTW and within the wastewater network for a foul only connection, surface water must be separated.					
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.



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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