



EAST AYRSHIRE COUNCIL

Local Development Plan 2

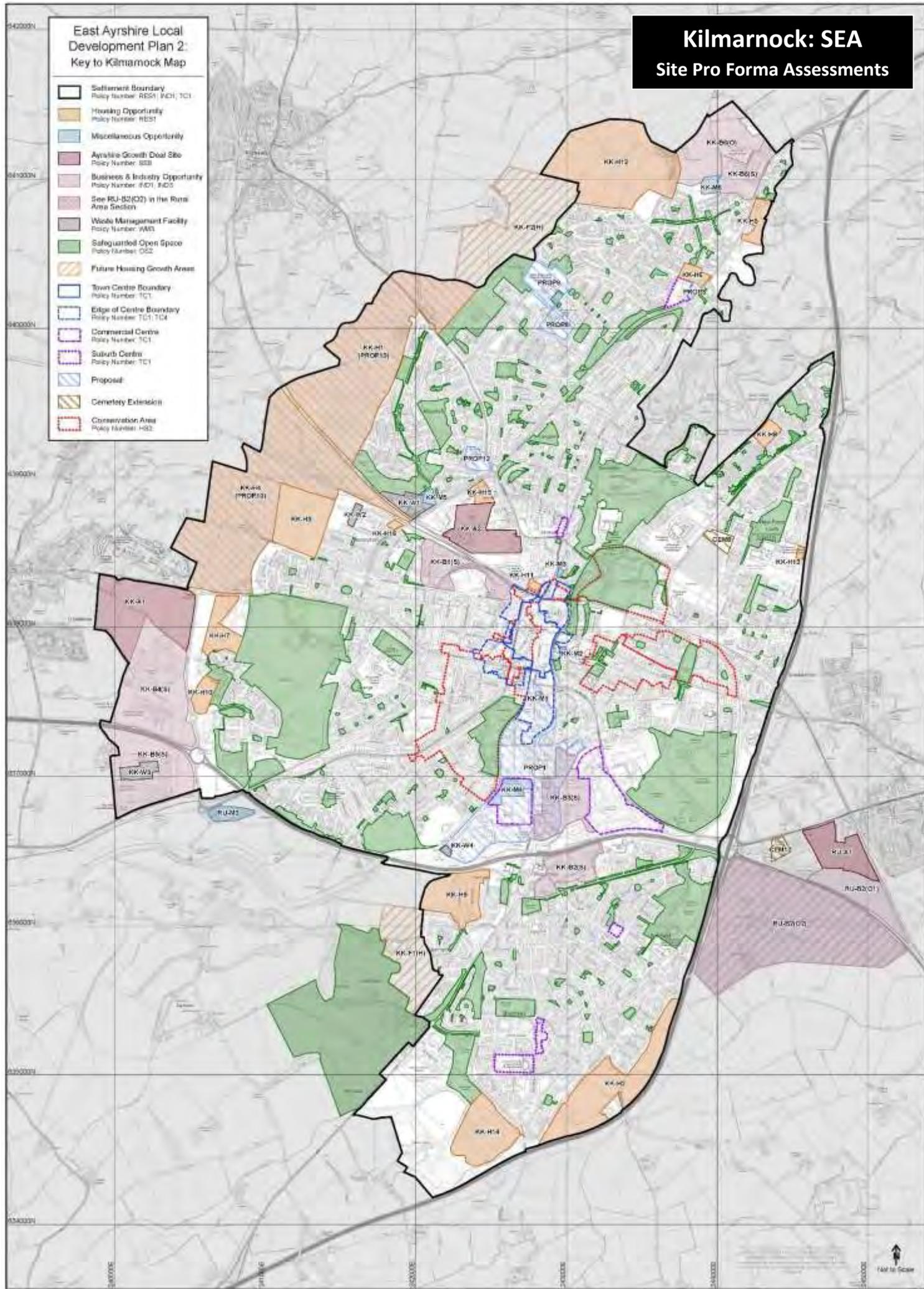
Environmental Report

2024

Kilmarnock: SEA Site Pro Forma Assessments

East Ayrshire Local Development Plan 2: Key to Kilmarnock Map

-  Settlement Boundary
Policy Number: RES1 (H3), TC1
-  Housing Opportunity
Policy Number: RES1
-  Miscellaneous Opportunity
-  Ayrshire Growth Deal Site
Policy Number: S33
-  Business & Industry Opportunity
Policy Number: I&I1, I&I3
-  See RU-B2(O2) in the Rural Area Section
-  Waste Management Facility
Policy Number: WM3
-  Safeguarded Open Space
Policy Number: OS2
-  Future Housing Growth Areas
-  Town Centre Boundary
Policy Number: TC1
-  Edge of Centre Boundary
Policy Number: TC1, TC4
-  Commercial Centre
Policy Number: TC1
-  Suburb Centre
Policy Number: TC1
-  Proposal
-  Cemetery Extension
-  Conservation Area
Policy Number: H32



List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
KILMARNOCK			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
KK-H1	Residential	Altonhill, Kilmarnock	
KK-H2	Residential	Bridgehousehill, Kilmarnock	321H
KK-H3	Residential	Fardalehill (East), Kilmarnock	318H
KK-H4	Residential	Fardalehill (West), Kilmarnock	
KK-H5	Residential	Glasgow Road (East), Kilmarnock	
KK-H6	Residential	Glasgow Road (West), Kilmarnock	
KK-H7	Residential	Irvine Road, Kilmarnock	418H
KK-H8	Residential	Kennedy Drive, Kilmarnock	
KK-H9	Residential	Maxholm, Kilmarnock	148H
KK-H10	Residential	Moorfield, Kilmarnock	145H
KK-H11	Residential	Mount Pleasant Way/Hill Street, Kilmarnock	
KK-H12	Residential	Northcraigs, Kilmarnock	319H
KK-H13	Residential	Sutherland Drive, Kilmarnock	420H
KK-H14	Residential	Treesbank, Kilmarnock	317H
KK-H15	Residential	Western Road (South), Kilmarnock	
KK-H16	Residential	Western Road (North), Kilmarnock	311H
KK-F1(H)	Future Residential Growth Site	Caprington Golf Course, Kilmarnock	
KK-F2(H)	Future Residential Growth Site	Land at Grassmillside, Kilmarnock	
KK-B1(S)	Business & Industry	Bonnyton Industrial Estate, Kilmarnock	
KK-B2(S)	Business & Industry	MAHLE, Kilmarnock	322B
KK-B3(S)	Business & Industry	Glenfield Industrial Estate, Kilmarnock	324B
KK-B4(S)	Business & Industry	Moorfield North, Kilmarnock	323B
KK-B5(S)	Business & Industry	Moorfield South, Kilmarnock	158B
KK-B6(O)	Business & Industry	Northcraig/Rowallan, Kilmarnock	159B
KK-B6(S)	Business & Industry	Rowallan Business Park, Kilmarnock	153B
KK-A1	Ayrshire Growth Deal	Ayrshire Engineering Park, Kilmarnock	160B
KK-A2	Ayrshire Growth Deal	Balmoral Road/Hill Street, Kilmarnock	330M/371M
KK-M1	Miscellaneous	Former ABC Cinema, Titchfield Street, Kilmarnock	374M
KK-M2	Miscellaneous	Former Burlington Bertie's, Kilmarnock	386M
KK-M3	Miscellaneous	Wellington Street, Kilmarnock	388M
KK-M4	Miscellaneous	West Shaw Street, Kilmarnock	327M
KK-M5	Miscellaneous	Western Road (area centre), Kilmarnock	232M
KK-M6	Miscellaneous	Northcraigs, Kilmarnock	
CEM8	Cemetery Extension	Kilmarnock Cemetery, Kilmarnock	PROP16
KK-W1	Waste	Western Road Household Waste Recycling Centre and Material Recycling, Kilmarnock	002W
KK-W2	Waste	Southhook Road, Waste Transfer Station, Kilmarnock	003W

KK-W3	Waste	Moorfield Industrial Estate, Billy Bowie, Kilmarnock	004W
KK-W4	Waste	Burnside Street, McGinns Metals EMR, Kilmarnock	005W
PROP1	Proposal	South Central Kilmarnock, Kilmarnock	
PROP3	Proposal	Park & Ride at Glasgow Road, Kilmarnock	
PROP8	Proposal	Mount Carmel Primary School, Kilmarnock	
PROP9	Proposal	Onthank Primary School, Kilmarnock	
PROP10	Proposal	Altonhill/Fardalehill (West), Kilmarnock	

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
KILMARNOCK		
RESIDENTIAL		
KK-H1: Altonhill, Kilmarnock	Yes	Yes
KK-H2: Bridgehousehill, Kilmarnock	Yes	Yes
KK-H3: Fardalehill (East), Kilmarnock	Yes	Yes
KK-H4: Fardalehill (West), Kilmarnock	Yes	Yes
KK-H5: Glasgow Road (East), Kilmarnock	Yes	Yes
KK-H6: Glasgow Road (West), Kilmarnock	Yes	Yes
KK-H7: Irvine Road, Kilmarnock	Yes	Yes
KK-H8: Kennedy Drive, Kilmarnock	Yes	Yes
KK-H9: Maxholm, Kilmarnock	Yes	Yes
KK-H10: Moorfield, Kilmarnock	Yes	Yes
KK-H11: Mount Pleasant Way/Hill Street, Kilmarnock	Yes	Yes
KK-H12: Northcraigs, Kilmarnock	Yes	Yes
KK-H13: Sutherland Drive, Kilmarnock	Yes	Yes
KK-H14: Treesbank, Kilmarnock	Yes	Yes
KK-H15: Western Road (South), Kilmarnock	Yes	Yes
KK-H16: Western Road (North), Kilmarnock	Yes	Yes
FUTURE GROWTH		
KK-F1(H): Caprington Golf Course, Kilmarnock	Yes	Yes
KK-F2(H): Land at Grassmillside, Kilmarnock	Yes	Yes

BUSINESS & INDUSTRY		
KK-B1(S): Bonnyton Industrial Estate, Kilmarnock	Yes	No
KK-B2(S): MAHLE, Kilmarnock	Yes	No
KK-B3(S): Glenfield Industrial Estate, Kilmarnock	Yes	No
KK-B4(S): Moorfield North, Kilmarnock	Yes	No
KK-B5(S): Moorfield South, Kilmarnock	Yes	No
KK-B6(O): Northcraig/Rowallan, Kilmarnock	Yes	Yes
KK-B6(S): Rowallan Business Park, Kilmarnock	Yes	No
AYRSHIRE GROWTH DEAL		
KK-A1: Ayrshire Engineering Park, Kilmarnock	Yes	Yes
KK-A2: Balmoral Road/Hill Street, Kilmarnock	Yes	Yes
MISCELLANEOUS		
KK-M1: Former ABC Cinema, Titchfield Street, Kilmarnock	Yes	Yes
KK-M2: Former Burlington Bertie's, Kilmarnock	Yes	Yes
KK-M3: Wellington Street, Kilmarnock	Yes	Yes
KK-M4: West Shaw Street, Kilmarnock	Yes	Yes
KK-M5: Western Road (area centre), Kilmarnock	Yes	Yes
KK-M6: Northcraigs, Kilmarnock	Yes	Yes
CEMETERY EXTENSION		
CEM8: Kilmarnock Cemetery, Kilmarnock	Yes	Yes
WASTE		
KK-W1: Western Road Household Waste Recycling Centre and Material Recycling, Kilmarnock	Yes	No
KK-W2: Southhook Road, Waste Transfer Station, Kilmarnock	Yes	No
KK-W3: Moorfield Industrial Estate, Billy Bowie, Kilmarnock	Yes	No
KK-W4: Burnside Street, McGinns Metals EMR, Kilmarnock	Yes	No
PROPOSALS		
PROP1: South Central Kilmarnock, Kilmarnock	Yes	Yes (See Policy SS8)
PROP3: Park & Ride at Glasgow Road, Kilmarnock	Yes	Yes
PROP8: Mount Carmel Primary School, Kilmarnock	Yes	Yes
PROP9: Onthank Primary School, Kilmarnock	Yes	Yes

PROP10: Altonhill/Fardalehill (West), Kilmarnock	Yes	Yes (See KK-H1 & KK-H4)
PROP12: Hillhead Primary School, Kilmarnock	Yes	Yes

Stage 2 Assessment Outcomes – Summary Table

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
KK-H1: Altonhill, Kilmarnock	SN	SN	SP/N	SN	SP/N	N	X	SP/N	SP/N	SP
KK-H2: Bridgehousehill, Kilmarnock	N	SN	SP/N	SN	SP/N	N	N	SP/N	SP/N	SP/N
KK-H3: Fardalehill (East), Kilmarnock	N	N	SP/N	SN	SP/N	SN	SN	SP/N	SP/N	SP/N
KK-H4: Fardalehill (West), Kilmarnock	SN	SN	SP/N	SN	SP/N	N	X	SP/N	SP/N	SP/N
KK-H5: Glasgow Road (East), Kilmarnock	N	SN	SP/N	SN	SP/N	N	SN	SP/N	SP/N	SP/N
KK-H6: Glasgow Road (West), Kilmarnock	X	SN	SP/N	SN	SP/N	SN	X	SP/N	SP/N	SP

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
KK-H7: Irvine Road, Kilmarnock	N	SN	SP/N	SP/N	SP/N	N		SP/N	SP/N	SP/N
KK-H8: Kennedy Drive, Kilmarnock	SN	N	SP/N	SN	SP/N	N	SN	SP/N	SP/N	SP
KK-H9: Maxholm, Kilmarnock		N	SP/N	SN	SP/N	SN		SP/N	SP/N	SP
KK-H10: Moorfield, Kilmarnock	N		SP/N	SP/N	SP/N	SN		SP/N	SP/N	SP
KK-H11: Mount Pleasant Way/Hill Street, Kilmarnock			SP/N	SP/N	SP/N		SN	SP/N	SP/N	SP
KK-H12: Northcraigs, Kilmarnock	SN	SN	SP/N	SN	SP/N	N		SP/N	SP/N	SP/N
KK-H13: Sutherland Drive, Kilmarnock			SP/N	SN	SP/N	N		SP/N	SP/N	SP
KK-H14: Treesbank, Kilmarnock	SN	SP/N	SP/N	SN	SP/N	N	SN	SP/N	SP/N	SP/N
KK-H15: Western Road (South), Kilmarnock	N	SN	SP/N	SP/N	SP/N	N		SP/N	SP/N	SP/N

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
KK-H16: Western Road (North), Kilmarnock			SP/N	SP/N	SP/N	N		SP/N	SP/N	SP
FUTURE GROWTH										
KK-F1(H): Caprington Golf Course, Kilmarnock	SN	SN	SP/N	SN	SP/N	SP/N	SN	SP/N	SP/N	SP/N
KK-F2(H): Land at Grassmillside, Kilmarnock	SN	SN	SP/N	SN	SN	N	N	SP/N	SP/N	SP/N
BUSINESS & INDUSTRY										
KK-B6(O): Northcraig/Rowallan, Kilmarnock	N	SP/N	SP/N	SP/N	SP/N	N	SN	SP/N	SP	SP/N
AYRSHIRE GROWTH DEAL										
KK-A1: Ayrshire Engineering Park, Kilmarnock	SN	N	SP/N	SN	SP/N	N		SP/N	SP/N	SP/N
KK-A2: Balmoral Road/Hill Street, Kilmarnock	N	N	SP/N	SP/N	SP/N	N	SN	SP/N	SP/N	SP
MISCELLAENOUS										
KK-M1: Former ABC Cinema, Titchfield Street, Kilmarnock			SP/N	SN	SP/N	SP/N	SP	SP/N	SP	SP

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
KK-M2: Former Burlington Bertie's, Kilmarnock			SP/N	SN	SP/N	SN	SN	SP/N	SP/N	SP
KK-M3: Wellington Street, Kilmarnock			SP/N	SP/N	SP/N		SN	SP/N	SP/N	SP
KK-M4: West Shaw Street, Kilmarnock			SP/N	SP/N	SP/N	SP/N		SP/N	SP	SP
KK-M5: Western Road (area centre), Kilmarnock		SN	SP/N	SP/N	SP/N	N		SP/N	SP	SP/N
KK-M6: Northcraigs, Kilmarnock	N	N	SP/N	SP/N	SP/N	N		SP/N	SP	SP/N
CEMETERY EXTENSION										
CEM8: Kilmarnock Cemetery, Kilmarnock	N	N	N	SN	N			N	N	SP
PROPOSAL										
PROP1: South Central Kilmarnock, Kilmarnock	See assessment for Policy SS8: Development in South Central Kilmarnock									
PROP3: Park & Ride at Glasgow Road, Kilmarnock			SP	SN	SP	SN		SP	SP	SP

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
PROP8: Mount Carmel Primary School, Kilmarnock			SP/N	SP/N	SP/N	SP/N		SP/N	SP/N	SP/N
PROP9: Onthank Primary School, Kilmarnock			SP/N	SN	SP/N	SN		SP/N	SP/N	SP/N
PROP10: Altonhill/Fardalehill (West), Kilmarnock	See assessment for KK-H1: Altonhill, Kilmarnock & KK-H4: Faredalehill (West), Kilmarnock.									
PROP12: Hillhead Primary School, Kilmarnock			SP/N	SN	SP/N	SP/N		SP/N	SP/N	SP/N

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

KK-H1: Altonhill, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors, landscape and biodiversity. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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 either positive, or 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.

KK-H2: Bridgehousehill, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts are not likely in terms of landscape, however, these should be considered in more 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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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	There might be environmental impacts on the historic environment as a result of the development of this site, however, these are unlikely to be significant. This	Yes. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts, however,

	should be considered in more detail at Stage 2 assessment.	this should be considered 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.

KK-H3: Fardalehill (East), Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity are not anticipated, these are likely to be neutral, however should be considered further.	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 the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be either positive/negative or negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are likely to be significant impacts on the historic environment in terms of archaeological sites/areas. These impacts are presumed to be negative.	Yes. There are likely to be significant environmental impacts on the historic environment, due to WoSAS archaeological sites/areas. 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.

KK-H4: Fardalehill (West), Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors, landscape and biodiversity. There is a presumption that these impacts will be either negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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 either positive or 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.

KK-H5: Glasgow Road (East), Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Impacts on landscape are not likely to be significant and are presumed to be neutral, but should be considered 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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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	There are likely to be significant impacts on the historic environment in terms of gardens and designed landscapes. These impacts are presumed to be negative.	Yes. There are likely to be significant environmental impacts on the historic environment, due proximity to a garden and designed landscape. 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.

KK-H6: Glasgow Road (West), Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be either negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment. Landscape impacts not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, 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. Screened out at Stage 1 assessment.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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 either positive or 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.

KK-H7: Irvine Road, Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be either negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment. Landscape impacts are not anticipated, it is presumed that impacts will be neutral, however, screened into stage 2 for further consideration.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, positive and negative impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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. Screened out at Stage 1 assessment.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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.

KK-H8: Kennedy Drive, Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be positive/negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape area anticipated due to proximity to a GDL. It is presumed that these impacts will be negative. Significant impacts on biodiversity not anticipated, however, considered further at Stage 2 assessment and not screened out.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Cumulative and synergistic impacts are not likely.

Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality. There is a presumption that impacts will be either negative or positive/negative in nature. However, impacts on the water environment are not anticipated as the site is not subject to fluvial or surface water flood risk. Screened in for further consideration, but impacts are likely to be neutral.	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. Cumulative and synergistic impacts are not likely.
Historic Environment	Significant impacts on the historic environment are anticipated for this site, given the proximity of Dean Castle Garden and Designed Landscape (non-inventory). It is presumed that these impacts will be negative. This should be considered further at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on the historic environment. This should be considered in more detail at Stage 2 assessment. Cumulative and synergistic impacts are not likely.
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 either positive or 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.

KK-H9: Maxholm, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be either negative or positive/negative in nature. Positive and negative impacts on biodiversity are not likely, it is presumed that impacts will be neutral. This should be considered in further detail at stage 2 assessment. Landscape impacts not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be either positive/negative or negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, 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. Screened out at Stage 1 assessment.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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.

KK-H10: Moorfield, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape are not likely, it is presumed that impacts will be neutral. This	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity impacts

	should be considered in further detail at stage 2 assessment. Biodiversity impacts are not anticipated. Screened out at Stage 1 assessment.	not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be either positive/negative or negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, 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. Screened out at Stage 1 assessment.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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.

KK-H11: Mount Pleasant Way/Hill Street, Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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	There are likely to be significant impacts on the historic environment in terms of archaeological sites/areas. These impacts are presumed to be negative.	Yes. There are likely to be significant environmental impacts on the historic environment, due to the presence of archaeological sites/areas. 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.

KK-H12: Northcraigs, Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors, landscape and biodiversity. There is a presumption that these impacts will be either negative or	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 in further 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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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 either positive or 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.

KK-H13: Sutherland Drive, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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.

KK-H14: Treesbank, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of landscape, biodiversity/flora/fauna and climatic factors. There is a presumption that these impacts will be either negative or positive and negative in nature given the context of	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.

	the site (periphery, located within GDL etc.). This should be considered in further 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 and air quality. There is a presumption that impacts will be either positive/negative or negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral, given the site is not subject to flood risk.	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	Some environmental impacts on the historic environment are anticipated for this site, given its context (setting within a GDL). It is presumed that these impacts will be negative, but this should be considered further at Stage 2 assessment.	Yes, there are unlikely 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 either positive, or 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.

KK-H15: Western Road (South), Kilmarnock

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

KK-H16: Western Road (North), Kilmarnock

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at

	biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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.

FUTURE GROWTH SITE(S)

KK-F1(H): Caprington Golf Course, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment. It is presumed that there will be not be significant impacts on landscape and biodiversity, however, this should be considered 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 the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative or positive/negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	The environmental impacts on the historic environment are unknown. This should be considered further at stage 2 assessment.	Yes. There may be environmental impacts on the social 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.

KK-F2(H): Land at Grassmillside, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors, landscape and biodiversity. There is a presumption that these impacts will be negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of the soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative or positive/negative in nature. No positive or negative impacts anticipated in terms of the water environment, however this should be screened in and considered at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are unlikely to be environmental impacts on the historic environment associated with the development of this site, however, this should be considered at Stage 2 assessment as a precaution.	Yes. There are unlikely to be significant environmental impacts on certain the historic environment, however, this should be considered at Stage 2.
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)

KK-B1(S): Bonnyton Industrial Estate, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Development Risk Area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is in relatively close proximity to some listed buildings. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional 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.

KK-B2(S): MAHLE, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Low Development Risk Area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is in relatively close proximity to some listed buildings and an archaeological site/area. However, the site is to be 'safeguarded' for its current business and industry	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have

	use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	additional 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.

KK-B3(S): Glenfield Industrial Estate, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Low Development Risk Area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is in relatively close proximity to some listed buildings and an archaeological site/area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional 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.

KK-B4(S): Moorfield North, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result, despite its periphery location. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Low Development Risk Area. However, the site is to be 'safeguarded' for its current business and	No. As outlined above.

	industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	
Historic Environment	The site is not close to any historic environment constraints, as such it is unlikely to have any impacts. The site is to be 'safeguarded' as business and industry.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional 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.

KK-B5(S): Moorfield South, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result, despite its periphery location. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Low and High Development Risk Area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is not close to any historic environment constraints, as such it is unlikely to have any impacts. The site is to be 'safeguarded' as business and industry.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional 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.

KK-B6(O): Northcraig/Rowallan, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape, despite its periphery location. There is potential for the development of the site to have significant impacts on biodiversity. This should be considered in more detail at Stage 2 Assessment. Significant impacts on climatic factors are anticipated. There is a presumption that these impacts will be positive and negative in nature.	Yes. Significant impacts on natural features are anticipated. This should be considered in more detail at Stage 2 assessment.

Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative or negative in nature. This should be considered in more detail at Stage 2 assessment. However, significant impacts on the water environment are not anticipated, this is screened in for further consideration but there is a presumption that these impacts will be neutral.	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. Screened out at Stage 1 assessment.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out at Stage 1 assessment.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be either positive or 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.

KK-B6(S): Rowallan Business Park, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result, despite its periphery location. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and Coal Authority Low and High Development Risk Area. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is not close to any historic environment constraints, as such it is unlikely to have any impacts. The site is to be 'safeguarded' as business and industry.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional 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.

AYRSHIRE GROWTH DEAL SITE(S)

KK-A1: Ayrshire Engineering Park, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and landscape. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. No significant impacts in terms biodiversity are anticipated.	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). However, impacts on the water environment are not anticipated. There is a presumption that impacts will be neutral in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are unlikely to have significant environmental impacts on the historic environment as a result of the potential development of this site, given the sites periphery context.	No. There are unlikely to be significant environmental impacts on historic assets. Screened out at Stage 1.
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.

KK-A2: Balmoral Road/Hill Street, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity are not anticipated. Screened out at Stage 1.	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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts presumed to be neutral.	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	There are likely to be significant environmental impacts on the historic environment are anticipated for this site, given the proximity to WoSAS and listed buildings. There is a presumption that these 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 either positive and negative or	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

	positive in nature. This should be considered in more detail at Stage 2 assessment.	
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MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

KK-M1: Former ABC Cinema, Titchfield Street, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms climatic factors. There is a presumption that these impacts will be positive/negative in nature. This should be considered in further detail at stage 2 assessment. However, no significant landscape or biodiversity impacts are anticipated as a result of this allocation. Screened out.	Yes. There are likely to be significant environmental impacts on certain natural features: climatic factors. This should be considered in more detail at Stage 2 assessment. Landscape and biodiversity have been screened out given their urban setting.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil, air and water quality. There is a presumption that impacts will be either positive/negative or negative in nature (increase GHG emissions, soil constraints and flood risk). This should be considered in more 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	Some environmental impacts on the historic environment are anticipated for this site. Given the derelict nature of the site and the fact that it is listed, it is presumed that impacts will be positive in nature.	Yes, there are unlikely 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 either positive or 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.

KK-M2: Former Burlington Bertie's, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity are not anticipated. Screened out at Stage 1.	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 the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative, or positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are likely to be significant environmental impacts on the historic environment are anticipated for this site, given the proximity to WoSAS site. There is a presumption that these 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 either 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.
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KK-M3: Wellington Street, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity are not anticipated. Screened out at Stage 1.	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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened out at stage 1.	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. Water has been screened out.
Historic Environment	There are likely to be significant environmental impacts on the historic environment are anticipated for this site, given the proximity to WoSAS and listed buildings. There is a presumption that these 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 either 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.

KK-M4: West Shaw Street, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms climatic factors. There is a presumption that these impacts will be positive/negative in nature. This should be considered in further detail at stage 2 assessment. However, no significant landscape or biodiversity impacts are anticipated as a result of this allocation. Screened out.	Yes. There are likely to be significant environmental impacts on certain natural features: climatic factors. This should be considered in more detail at Stage 2 assessment. Landscape and biodiversity have been screened out given their urban setting.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil, air and water quality. Impacts on soil and air quality are likely to be significant. There is a presumption that impacts will be negative in nature. However, significant impacts on the water environment are not anticipated, screened in for further consideration but it is presumed that these impacts will be neutral in nature.	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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be

		cumulative or synergistic impacts. Screened out.
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 either positive, or 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.

KK-M5: Western Road (area centre), Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape are not anticipated. Screened out at Stage 1. In terms of biodiversity, the site contains CSGN habitats. It is presumed that impacts may be negative.	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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are presumed to be neutral.	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. Water has been screened out.
Historic Environment	There are unlikely to be significant environmental impacts on the historic environment as the site is not in close proximity to, nor does it contain historic environment constraints. Screened out at Stage 1.	No. No significant impacts on the historic environment anticipated.
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 either 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.

KK-M6: Northcraigs, Kilmarnock		
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 Kilmarnock, as such it is unlikely to have any significant environmental impacts on landscape. Impacts on air quality are anticipated. This should be considered in more detail at Stage 2 assessment.	Yes. Development could have significant impacts on air quality. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There is potential for the allocation to have an impact on air quality and the water environment. The site is subject to areas of surface water flood risk. More detailed consideration will be required at Stage 2 assessment.	Yes. Development for miscellaneous use could have significant impacts on natural resources. This should be considered in more detail at Stage 2 assessment.
Historic Environment	The site is not contained within or in close proximity to any historic or cultural assets. As such, no significant environmental impacts on the historic environment are likely.	No. Significant environmental impacts, cumulative or synergistic, on the historic environment are not anticipated.

Social Environment	There is potential for significant impacts on the social environment, most likely human health and material assets. More detailed consideration of these potential significant impacts will be required at Stage 2 assessment.	Yes. The allocation of the site could have significant impacts on the social environment. This should be considered in more detail at Stage 2 assessment.
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CEMETERY EXTENSION SITE(S)

CEM8: Kilmarnock Cemetery, Kilmarnock		
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 environmental impacts as a result of developing on this site in terms of climatic factors, landscape and biodiversity. Screened in for further consideration at stage 2 assessment, however, it is presumed that impacts will be neutral given the nature of the allocation and proposed use.	Yes. There are may be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	As outlined above with regards to natural resources. Some significant impacts could be anticipated in terms of soil due to Coal Authority risk areas. This should be considered in more detail at Stage 2 assessment. Significant impacts are not considered for air quality or the water environment. The water environment is screened out.	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	There are unlikely to be significant environmental impacts on the historic environment as the site is not in close proximity to, nor does it contain historic environment constraints. Screened out at Stage 1.	No. No significant impacts on the historic environment anticipated.
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. However, there may be significant impacts on material assets. 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.

WASTE SITE(S)

KK-W1: Western Road Household Waste Recycling Centre and Material Recycling, Kilmarnock		
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. The site is to be 'safeguarded' for its current waste management 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 it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and within the Coal Authority Development High Risk Area.	No. The development of this site is not likely to have significant environmental impacts on natural features due to it being

	The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural resources.
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	The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on the social environment.	No. The development of this site is not likely to have significant environmental impacts on the social environment due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.

KK-W2: Southhook Road, Waste Transfer Station, Kilmarnock		
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. The site is to be 'safeguarded' for its current waste management 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 it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and within the Coal Authority Development High Risk Area. The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. The development of this site is not likely to have significant environmental impacts on natural features due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural resources.
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	The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on the social environment.	No. The development of this site is not likely to have significant environmental impacts on the social environment due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.

KK-W3: Moorfield Industrial Estate, Billy Bowie, Kilmarnock		
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. The site is to be 'safeguarded' for its current waste management 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 it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and employment land and within the Coal Authority Development High Risk Area. The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. The development of this site is not likely to have significant environmental impacts on natural features due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural resources.
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	The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on the social environment.	No. The development of this site is not likely to have significant environmental impacts on the social environment due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.

KK-W4: Burnside Street, McGinns Metals EMR, Kilmarnock		
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. The site is to be 'safeguarded' for its current waste management 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 it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.
Natural Resources	The site is contained within an area of contaminated land and within the Coal Authority Development High Risk Area. The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. The development of this site is not likely to have significant environmental impacts on natural features due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural resources.

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	The site is to be 'safeguarded' for its current waste management use, which is already in place, as such it is unlikely to have any additional impacts on the social environment.	No. The development of this site is not likely to have significant environmental impacts on the social environment due to it being 'safeguarded' for its current use as waste management site, and as such it is unlikely to have additional impacts on natural features.

PROPOSAL SITE(S)

PROP1: South Central Kilmarnock, Kilmarnock → See Policy SS8: Development in South Central Kilmarnock

PROP3: Park & Ride at Glasgow Road, Kilmarnock		
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 proposal is a formalisation of an existing use in a built up area within the settlement boundary. As such, no environmental impacts on landscape and biodiversity are expected. Environmental impacts on climate are likely to be positive through a reduction of car traffic and idling time.	Yes. There are likely to be significant environmental impacts on climate. These should be considered in more detail at Stage 2 assessment. Landscape and Biodiversity impacts not anticipated.
Natural Resources	There are likely to be environmental impacts as a result of past coal mining and significant surface water flood risk. Impacts on air are anticipated to be positive through a reduction of car traffic and idling time.	Yes. There are likely to be significant environmental impacts on natural resources. These should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
Social Environment	There are likely to be environmental impacts on the social environment through the improvement of the transport infrastructure and the reuse of brownfield land.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

PROP8: Mount Carmel Primary School, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Yes. Although there are no details at this stage as to what the proposal will fully entail there are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality	Yes. Although there are no details at this stage as to what the proposal will fully entail

	(due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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. Although there are no details at this stage as to what the proposal will fully entail there are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

PROP9: Onthank Primary School, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Yes. Although there are no details at this stage as to what the proposal will fully entail there are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	Yes. Although there are no details at this stage as to what the proposal will fully entail 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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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. Although there are no details at this stage as to what the proposal will fully entail there are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

PROP10: Altonhill/Fardalehill (West), Kilmarnock → See KK-H1 Altonhill, Kilmarnock & KKH4 Fardalehill (West), Kilmarnock

PROP12: Hillhead Primary School, Kilmarnock		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors. Positive and negative impacts on landscape and biodiversity are not likely due to the urban nature of the site. Screened out at Stage 1 assessment.	Yes. Although there are no details at this stage as to what the proposal will fully entail there are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment. Biodiversity and landscape impacts not anticipated. Screened out at Stage 1 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the water environment are not anticipated. Screened in for further consideration, but impacts are likely to be neutral.	Yes. Although there are no details at this stage as to what the proposal will fully entail 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. Screened out.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts. Screened out.
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. Although there are no details at this stage as to what the proposal will fully entail 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 Pro Forma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H1
Settlement	Kilmarnock
Address	Altonhill
Description	<p>The site is located to the north-west of the settlement of Kilmarnock, around the Altonhill area.</p> <p>The site extends northwards towards The Old Manse, but is bounded to its northern extents by the Woodhill burn.</p>
OS Grid Ref	NS4139NE
Existing Use	Greenfield - LDP1 allocation
Proposed Use	Housing development opportunity site
Site Size	58.91 ha
Site Capacity	Unknown
Planning History	23/0012/EIASCR – Screening request for housing development in principle – Application Returned; 23/0014/EIASCR – Screening request for housing development in principle – EIA not required;



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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>
	Negative	The site is located outwith the settlement boundary of Kilmarnock. The site is found within NatureScot's Landscape Character Assessment: "Agricultural Lowlands (66)". Key characteristics of this classification include predominantly pastoral cover, large towns and villages with historic cores, major road corridors and varying landscapes ranging from rural, to fragmented, to urban fringe. Due to the location, scale and capacity of the site, there is potential for its development to have significant environmental impacts on landscape, altering the character and setting of Kilmarnock and the wider surrounding landscape. As a precaution, impacts are considered to be significant negative
	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 in close proximity to a significant area of ancient woodland as well as Carmel Water: Tour to Waterpark Local Nature Conservation Site (formerly referred to as Provisional Wildlife Sites). There is potential for its development to have detrimental impacts on these assets without appropriate mitigation. The site also forms part of the CSGN's acid grassland network (high dispersal; non-core). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. The site is not contained within the settlement boundary of Kilmarnock, and was previously identified as a Future Growth Area within the LDP1. While the site itself does not contain a high volume of constraints, given its scale and rural setting, there is potential for negative impacts on biodiversity to be experienced. As a precaution, impacts are likely to be significant negative, subject to appropriate mitigation.
Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>	
Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, there are likely to be significant positive impacts. The site is subject to various areas of surface water flood risk (low-medium; present day). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.	
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.

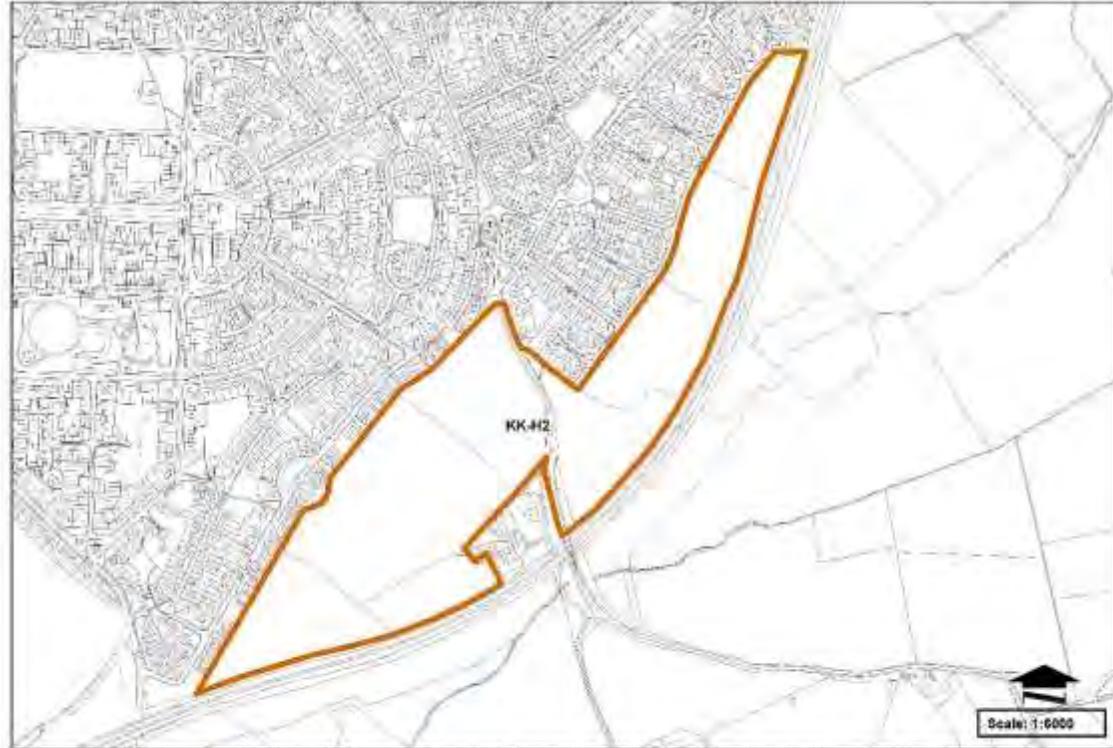
		<ul style="list-style-type: none"> • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. • Existing trees and hedgerows should be retained.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The southern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the northern part of the site is within the Low Development Risk area. There is therefore potential for its development to have significant negative 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	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. In overall terms, impacts are likely to be significant positive/negative in nature.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to various small areas of surface water flood risk (low-medium; present day). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant neutral.
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. • 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.
	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>

Historic Environment	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. However, the site is found outwith the settlement boundary and is periphery in nature, not located close to transport hubs. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. Overall, development of the site is likely to have significant positive and negative environmental impacts on population.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock. There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water issues - Areas of low-medium surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water	Wastewater - Sufficient capacity at Meadowhead WWTW. Due to the significant number of potential sites proposed in Kilmarnock and the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Drainage Assessment to be conducted for the catchment					
Water Supply	Water - Sufficient capacity at Amlaird WTW. Due to the significant number of potential sites proposed in Kilmarnock and the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Water Assessment to be conducted for the catchment.					
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 and biodiversity.						

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	KK-H2
Settlement	Kilmarnock
Address	Bridgehousehill/Shortlees
Description	<p>This site was allocated in the previous EALDP 2017 for housing.</p> <p>The site has a planning history which relates to the proposed use.</p>
OS Grid Ref	NS4334NW
Existing Use	Greenfield
Proposed Use	Housing development opportunity site
Site Size	23.8 ha
Site Capacity	200 units



Planning History	<p>16/0011/PREAPP - Residential development – Scope Agreed; 16/0008/EIASC – Approved with Conditions; 16/0279/PPP Planning permission in principle for the erection of residential development with associated access roads, open space, landscaping and other required infrastructure – Approved with Conditions; 15/0012/PREAPP – Scope agreed; 21/0022/AMCPPP – Proposed new affordable housing development (101 units) comprising of single storey together with two storey general needs dwellings, roads, drainage and landscaping – Approved with Conditions;</p>
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Impacts on Environmental Receptors

Landscape

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

Natural Features	Neutral	There are no defined landscape features within the site boundary and, whilst there would be some visual impact, it is considered that development would not have an adverse effect. The site has been allocated in the past and it can therefore be determined that landscape impact was considered to be acceptable. In overall terms, 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 subject to or in close proximity to any designated or safeguarded sites. However, a portion of the centre of the site forms part of the Central Scotland Green Network Grassland Network (CSGN) neutral grassland network (non-core, high dispersal). Whilst development could potentially contribute positively to the creation of new amenity green space on open farmland associated with the residential development, use of the majority greenfield site would result in the loss of open green space as well as natural habitats, resulting in a net loss for biodiversity. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, subject to appropriate mitigation (e.g. retention of trees, scrubs and hedgerows).
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive/Negative	The site is a considerable distance from Kilmarnock town centre (3km), however, shops are located around 500m away at Shortlees. Bus services are located around 250m from the presumed site entrance via the main road. The road is however single lane and has no dedicated footpaths and is at national speed limit (60mph) but is capable of being improved to allow the development to connect to nearby residential areas. 400m is considered to be outside of the recommended walking distance and bus stops fall within this distance, however, it remains likely that a majority of trips will be by private car. The land is not subject to fluvial flood risk. The site is subject to areas of low to medium surface water flood risk (present day). Development of this site is likely to have positive and negative impacts on greenhouse gas emissions and therefore on climate by proliferating private car use whilst at the same time allowing for active travel.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.

		<ul style="list-style-type: none"> Existing trees and hedgerows should be retained.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	Most of the site is found within the Coal Authority's High development risk area and this could have potentially adverse implications for the development, as past mining activity has taken place. The site is considered to fall within an area of Locally Important Good Quality agricultural land. In overall terms, the environmental impacts of the development on soil are likely to be negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive/Negative	The site is a considerable distance from Kilmarnock town centre (3km). However, shops are located around 500m away at Shortlees. Bus services are located around 250m from the presumed site entrance through the main road, having a positive environmental impact. The road is however single lane and has no dedicated footpaths and is at national speed limit (60mph) but is capable of being improved to allow the development to connect to nearby residential areas. 400m is considered to be outside of the recommended walking distance and bus stops fall within this distance, and could be considered to be a constraint on the development. However, it remains likely that the majority of trips will be by private car, proliferating greenhouse gas emissions, having a detrimental impact on air quality. In overall terms, environmental impacts are therefore considered to be both positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The land is not subject fluvial flood risk. The site is subject to areas of low to medium surface water flood risk (present day). It is considered that any detrimental impacts could be reduced through appropriate mitigation measures, including SUDs, layout and design. Subject to mitigation, the development of the site is unlikely to have any positive or negative impacts on the water environment. In overall terms, the impacts are considered to be neutral, and on the basis of impacts not being significant.
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. 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.
	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>

Historic Environment	Neutral	Two WoSAS SMR points are located immediately adjacent to the site, however, there are no recorded features of historic/cultural significance within the site. Impact is considered to be neutral.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP contains a robust policy framework to ensure developments are of the highest quality design. If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. This development may proliferate private car use and as a result have a detrimental impact on air quality, and in turn, human health. There are however bus stops or routes close to the site and local services nearby. 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	The site is immediately adjacent to the settlement boundary, within walking distance of shopping facilities and public transport. Nevertheless, the site is located some distance from Kilmarnock town centre and, as such, is considered to have both positive and negative impacts on the population.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	The site was previously allocated in the LDP1 (2017) and it is therefore considered that use of the site complies with some aspects of sustainability. Nevertheless, development would constitute suburban development and proliferate the use of private cars. Impact is therefore considered to be positive and negative.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood constraints.				
Access	Access is not considered to be sustainable. The site is accessible by private car and public transport and close to local services.					
Nature Scot Comments	<p><u>NatureScot:</u> This is a prominent, rising site which defines the eastern and western settlement edges of Kilmarnock from the south along Treeswoodhead Road. We consider that there would be significant negative landscape and visual impacts, particularly as the site sits adjacent to the A77 corridor.</p> <p>There may be capacity for housing following detailed assessment. We note that this site was allocated in the current Local Development Plan (Site 321H) and recommend that the mitigation measures set out in the current Plan are retained. This includes the provision of tree planting to screen development from the A77 which also provides an opportunity to enhance the green network and habitat network along the A77 corridor. We welcome the masterplan approach set out in the LDP and consider that this is a useful tool for ensuring appropriate siting, layout and mitigation across the site as well as cohesion with existing development such as active frontages. Consideration should be given to active travel provision, which should be attractive and integrated with the wider strategic network.</p>					
WWTW Capacity & Waste Water	Sufficient capacity for proposed development. Water supply pipe cuts through centre of site. Early engagement with Scottish Water required to determine stand off distances that may be required.					
Water Supply	Sufficient capacity in current system. Due to size of site and proposed development, a water impact assessment would be required.					
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 and biodiversity.						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H3
Settlement	Kilmarnock
Address	Fardalehill
Description	<p>The site is located within the settlement boundary of Kilmarnock, but along the western periphery.</p> <p>The surrounding environment is mixed, with some residential and business uses.</p>
OS Grid Ref	NS4138NW
Existing Use	Brownfield
Proposed Use	Housing development opportunity site
Site Size	13.7 ha
Site Capacity	249 units (indicative)



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Planning History **21/0016/AMCPPP** – Erection of 294 no. private dwellings – Approved with Conditions; **15/0202/AMCPPP** – Approved; **09/0098/OL** – Residential development – Refused; **13/0230/AMCPPP** – Approved; **13/07013/AMCPPP** – Approved; **15/0049/PP** – Approved; **19/0626/AMCPPP** – Erection of 62 no. private dwellings – Approved with Conditions; **15/0415/AMCPP** – Approved; **16/0766/AMCPPP** – Erection of 82 new dwellings and associated works – Approved with Conditions;

Impacts on Environmental Receptors

Landscape

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

Natural Features	Neutral	There are no defined landscape features within the site boundary and, whilst there would be some visual impact, it is considered that development would not have an adverse effect. The site has been allocated in the past and it can therefore be determined that landscape impact was considered to be acceptable. In overall terms, impact are considered to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site forms part of the CSGN's acid grassland network (high dispersal; non-core). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. However, only a small area of the site is covered by this network and as such, in overall terms, impacts are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is adjacent to an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is subject to various areas of surface water flood risk (low- to medium) across the site, primarily to the north and south-east. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is subject to the Coal Authority's Low Development Risk Area and High 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	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car

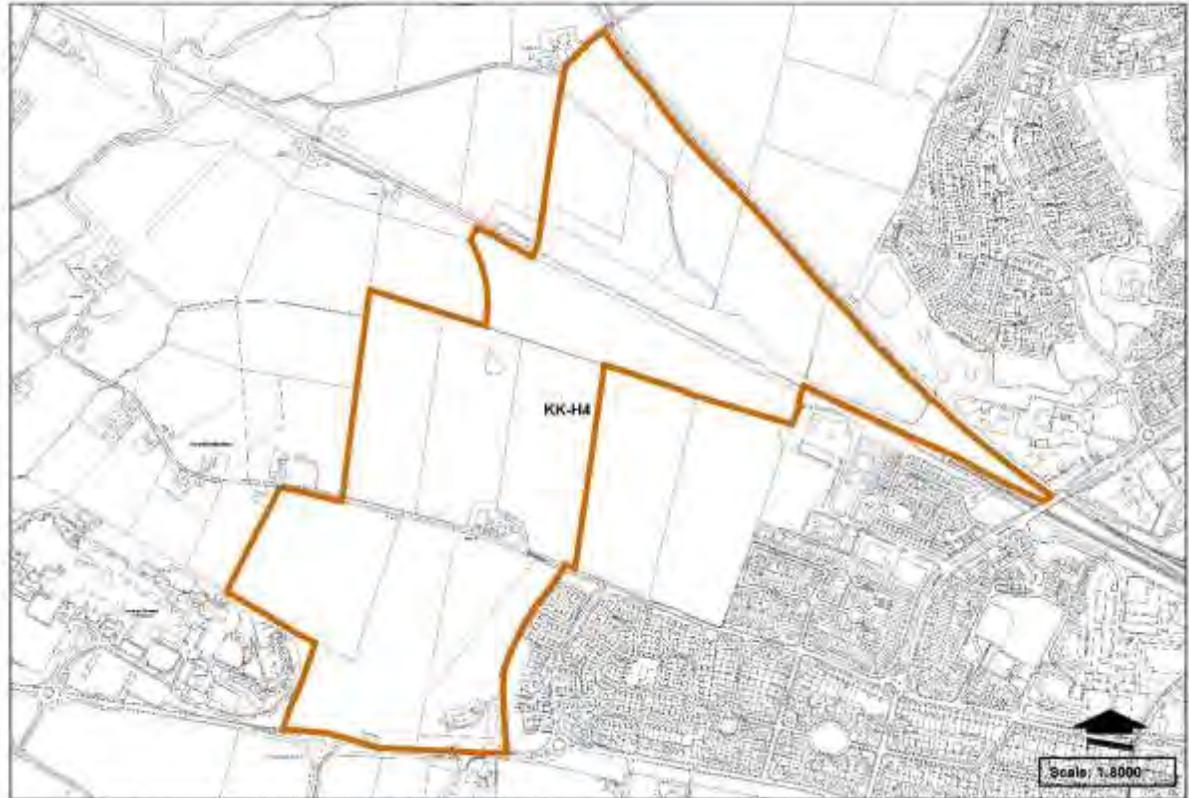
		use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is adjacent to an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. In overall terms, impacts on air quality are likely to be significant positive and negative in nature.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is subject to various areas of surface water flood risk (low- to medium; present day) across the site. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. However, as a precaution, impacts are considered to be negative, subject to appropriate mitigation being implemented.
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. • 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. • A Flood Risk Assessment (FRA) will be required. • With regards to Southhook WTS (WML/W/00002240) consideration should be given to potential for odour and noise beyond the site boundary, in order to adequately address the comments on co-location provided by SEPA (below).
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. However, the site does contain a WoSAS archaeological site/area, the development of which has potential to have negative impacts on this asset without appropriate mitigation. As such, as a precaution, impacts are considered to be negative.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP contains a robust policy framework to ensure developments are of the highest quality design.

		<ul style="list-style-type: none"> If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Given the proposed use of for the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock. 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 likely, however, that the development will have some impacts on waste given the scale of the site. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

		<ul style="list-style-type: none"> With regards to Southhook WTS (WML/W/00002240) consideration should be given to potential for odour and noise beyond the site boundary. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Various areas of low-high surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<p>SEPA: FRA required. Surface water hazard. Small watercourse on northern boundary of the site poses a flood risk to the northern part of the site. FRA to be provided to analyse this flood risk.</p> <p>Comments relating to co-location: 130m from Southhook WTS (WML/W/00002240) - Normal operations have potential to cause odour and noise beyond the site boundary.</p>					
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>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 correlation with other allocation periphery sites to have significant negative environmental impacts, particularly on landscape.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H4
Settlement	Kilmarnock
Address	Fardalehill West
Description	The site in question is a very large site, which is located at the edge of the settlement on a mixture of greenfield and brownfield land. The site is contained within the settlement boundary as identified within LDP2.
OS Grid Ref	NS4038NE
Existing Use	Agricultural land / Greenfield
Proposed Use	Housing
Site Size	66.3ha
Site Capacity	800 units (indicative)



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Planning History 02/0377/FL - Approved with Conditions; 13/0652/PP – Refused; 16/0028/PP – Refused; 15/0057/PP – Refused; 16/0916/PPP – Refused; 21/0275/PP – Approved with Conditions; 23/0576/PP – Approved with Conditions; 24/0039/PP – Pending Consideration;

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Negative	A pocket of native woodland is located at the south of the site close to Crosshouse Hospital, a strip of trees runs adjacent to the hospital and another adjacent to the former Irvine rail line in the northern part of the site.

		Land slopes gently to the north and in general terms development of the site would constitute a significant and highly visible extension of the town. In overall terms, the environmental impacts of the development on landscape are likely to be negative.
	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 subject to or in close proximity to any designated or safeguarded sites, however, it forms part of the Central Scotland Green Network Grassland Network and there is an area of Native woodland. Whilst development could potentially contribute positively to the creation of new amenity green space on open farmland, use of the majority greenfield site would result in the loss of open green space as well as natural habitats, resulting in a net loss for biodiversity. Impacts are therefore 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	Whilst the site is relatively close to a bus route and approximately 2km from Kilmarnock town centre development is likely to have negative impacts on air quality through the proliferation of private car use, particularly given the likely scale of the development. Development is considered to have a positive impact on greenhouse gas emissions and therefore on climate due to the potential for bus use, but also negative impact due to continued reliance on cars. The site is subject to various areas of surface water flood risk (present day), thus its development could have significant climate resilience implications, subject to the integration of mitigation. In overall terms, environmental impacts are likely to be both positive and negative.
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. • A masterplan approach is appropriate here given the scale of the site, the implementation of which would ensure cohesion across the site as well as with existing and proposed development and reduce impacts on landscape. • In accordance with Policies OS1 and DES1, proposals should promote the integration of green infrastructure and networks offering multifunctional benefits which should be considered at the outset of the design process and align with the principles set out by Central Scotland Green Network Partnership (CSGN).
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	Much of the site is found within the Coal Authority's High development risk area and this could have potentially adverse implications for the development, as past mining activity has taken place. A number of mine entries on the site are identified by the Coal Authority and there is evidence of shallow workings. Development would result in the loss of locally important good quality agricultural land. In overall terms, development of this site is considered to have negative impacts.

	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	The southernmost edge of the site is located immediately adjacent to a bus route and it would be expected that such a large development would incorporate bus routes as part of a masterplan. Nevertheless, the site is not within walking distance of local services and it is likely that many journeys would be taken by private car. In overall terms, environmental impacts are likely to be positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not at risk from fluvial flooding, however, there are various large areas of low-high surface water flood risk across the site. It is however considered that regrading of the site and appropriate SUDS measures would alleviate any potential issues. Development of the site is therefore unlikely to have any positive or negative impacts on the water environment and impact is considered to be neutral, subject to appropriate mitigation and on the basis of impacts not being significant.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	The site would arguably represent a logical extension of the settlement boundary and is located close to public transport. Nevertheless, it is not within walking distance of services and is located a considerable distance from Kilmarnock town centre. It is likely that private cars would extensively be used and development would, as such, have positive and negative impacts on population.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could 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. This development may proliferate private car use and as a result have a detrimental impact on air quality, and in turn, human health. There are however bus routes close to the site, so the site is connected to existing public transport networks, having a positive impact. In overall terms, impacts on human health are likely to be positive and negative. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	. The site is relatively well connected in terms of active travel networks and public transport, having positive impacts on material assets. However, it is considered that an extension of 600-800 residential units is likely to put pressure on the facilities and services of Kilmarnock, having a negative impact. The proposal would result in the removal of important greenfield habitat which plays an important flood plain function. In overall terms, impacts are considered to be both positive and negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Proposals should promote the integration of green infrastructure and networks offering multifunctional benefits which should be considered at the outset of the design process and align with the principles set out by Central Scotland Green Network Partnership (CSGN). Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	Low-high surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<u>Nature Scot (comments in reference to PIP site 28, IER):</u> This is a large site which is located out with the Kilmarnock settlement boundary. The site is disconnected from existing development and contributes to the rural setting of the surrounding area with rolling hills and a network of hedgerows throughout. Development of this site would be a significant extension to the urban character of Kilmarnock and would result in					

	<p>the coalescence of Kilmarnock and Crosshouse, undermining the function of the green belt/settlement boundary. We consider that this development should not be included in the Local Development Plan 2 as currently proposed.</p> <p>However, there may be capacity for development to the north of the B7081 in the southern part of the site following detailed assessment. Should this site be allocated, we consider that a masterplan approach would be appropriate, ensuring cohesion across the site as well as with existing and proposed development. Proposals should promote the integration of green infrastructure and networks offering multifunctional benefits which should be considered at the outset of the design process and align with the principles set out by Central Scotland Green Network Partnership (CSGN). There is an opportunity to enhance the habitat network through green networks and the incorporation of the existing hedgerows and semi-natural woodland. Safe and attractive active travel connections should be provided by proposals, ensuring they are integrated with the strategic network and provide sustainable transport options to both Kilmarnock and Crosshouse.</p> <p>Development should have active frontages with a positive interface to existing and proposed roads. Proposals should ensure a strong landscape framework is provided, incorporating the network of hedgerows and semi-natural woodland.</p>
<p>WWTW Capacity & Waste Water</p>	
<p>Water Supply</p>	
<p>Short, Medium or Long Term and Cumulative Impacts</p>	
<p>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 and biodiversity</p>	

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	KK-H5
Settlement	Kilmarnock
Address	Glasgow Road (East)
Description	The site in question is a moderately sized site which is located within the settlement boundary of Kilmarnock. The site is bounded to the east by the Fenwick Water.

OS Grid Ref	NS4440NW
Existing Use	Greenfield
Proposed Use	Housing development opportunity site
Site Size	3.12 ha
Site Capacity	79 units



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Planning History	23/0168/PPP – Residential development with associated access, landscaping, SUDs and other ancillary development – Pending Consideration; 22/0005/PREAPP - Residential development with associated access, landscaping, SUDs and other ancillary development - Approved; 22/0008/EIASCR – Screening request for residential development with associated access, landscaping, SUDs and other ancillary development – EIA not required
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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 found within Nature Scot's Landscape Character Assessment: "Agricultural Lowlands (66)". Key characteristics of this classification include predominantly pastoral cover, large towns and

		villages with historic cores, major road corridors and varying landscapes ranging from rural, to fragmented to urban fringe. Due to the location, scale and capacity of the site it is unlikely to have significant environmental impacts on landscape alone.
	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 adjacent to Dean Estate Country Park Local Nature Conservation Site (formerly referred to as Provisional Wildlife Sites by NatureScot). The site is bounded by the Fenwick Water to the eastern extents. An area of native woodland is also found along the whole eastern extent of the site (lowland mixed deciduous woodland; mature; lightly browsed). The development of the site could result in negative impacts on this important natural asset. Whilst development could potentially contribute positively to the creation of new amenity green space, use of the majority of the site would result in the loss of natural habitats, resulting in a net loss for biodiversity. Impacts are therefore 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, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is also located adjacent to a public transport hub and is centrally located close to the town centre. The site is subject to surface water flood risk (low-medium; present day). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Native woodland should be retained within the development.

		<ul style="list-style-type: none"> It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP contains a robust policy framework to ensure developments are of the highest quality design.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is found within the Coal Authority's Low development risk area, this could have potentially adverse implications for the development, as past mining activity has taken place. Development would result in the loss of locally important good quality agricultural land, the loss of which is irreversible. In overall terms, development of this site is considered to have 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. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is also located adjacent to a public transport hub and is centrally located close to the town centre.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to surface water flood risk (low-medium; present day). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural 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. 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.
	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>

Historic Environment	Negative	The site is situated adjacent to Dean Castle non-inventory Garden and Designed Landscape. There is potential for there to be negative impacts as a result of its development in terms of the character and setting of this GDL without appropriate mitigation. As a precaution, impacts are considered to be negative.
Mitigating Impacts on the Historic Environment	<ul style="list-style-type: none"> • The applicant/developer should adhere to the advice and guidance outlined within Policy HE4, and the associated Garden and Designed Landscape Supplementary Guidance which reviews the value, assets and development pressures experienced within individual GDLs. • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal. 	
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will not contribute to the regeneration of brownfield area as the site is greenfield in nature. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
Positive/Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock, however, it will result in the loss of important landscape and natural heritage assets. There is potential for the development of the site to increase and expand existing	

		<p>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 some impacts on waste given the scale of the site. Overall, development of the site is likely to have significant positive and negative environmental impacts.</p>				
<p>Mitigating Impacts on the Social Environment</p>	<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The applicant/developer should adhere to the advice and guidance outlined within Policy HE4, and the associated Garden and Designed Landscape Supplementary Guidance which reviews the value, assets and development pressures experienced within individual GDLs. • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal. 					
<p>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</p>						
<p>Soil</p>	<p>Coal Authority Risk Assessment</p>	<p>Low Risk</p>	<p>Vacant and Derelict Land</p>	<p>No</p>	<p>Contaminated Land</p>	<p>No</p>
<p>Water</p>	<p>SEPA Flood Risk</p> <p>Low-medium surface water flooding.</p>					
<p>Access</p>	<p>The site is accessible with opportunities to link the site with existing networks and routes.</p>					
<p>Consultee Comments</p>	<p><u>NatureScot:</u> This appears to be a small greenfield site on the north-west of Kilmarnock. It benefits from an existing landscape framework of hedgerows and semi-natural woodland (along eastern boundary) which should be retained and incorporated into the development design. Proposals should ensure that they are coherent with existing and proposed development. Active travel connections which link into the existing network should be provided (including connections between existing and proposed developments) and opportunities should be taken to link into the blue-green network (e.g. Fenwick Water corridor).</p> <p><u>SEPA:</u></p>					

	<p>Potential fluvial flood risk within this site. Further information is required (in the form of topographic information, in the first instance, or a Flood Risk Assessment) to assess the flood hazard and help inform the developable area. Potential surface water flood risk within this site. This should be investigated further. We recommend that contact is made with the Flood Risk Management Authority.</p>
<p>WWTW Capacity & Waste Water</p>	<p>Water - Sufficient capacity at Amlaird WTW. Due to the significant number of potential sites proposed in Kilmarnock and the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Water Assessment to be conducted for the catchment.</p> <p>Wastewater - Sufficient capacity at Meadowhead WWTW. Due to the significant number of potential sites proposed in Kilmarnock and the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Drainage Assessment to be conducted for the catchment.</p>
<p>Water Supply</p>	
<p>Short, Medium or Long Term and Cumulative Impacts</p>	
<p>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 cumulative positive/negative or negative impacts on landscape, biodiversity and the historic environment.</p>	

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H6
Settlement	Kilmarnock
Address	Glasgow Road (West), Kilmarnock
Description	The site is located within the settlement boundary of Kilmarnock. The site is accessible from Glasgow Road and Western Road. The site is bounded to the west, north and north-east by residential estates.
OS Grid Ref	NS4340SE
Existing Use	Greenfield
Proposed Use	Housing
Site Size	1.92 ha
Site Capacity	45 units (indicative)



Planning History	<p>19/0006/EIASCR – Screening request for proposed residential development - EIA not required;</p> <p>19/0582/PP – Residential development and associated ground works, landscape and services – Approved with Conditions;</p> <p>23/0161/PP – Residential development of 29 no dwelling houses with associated infrastructure – Approved with Conditions;</p> <p>22/0012/EIASCR – EIA not Required;</p> <p>16/0014/PREAPP – Proposed major development comprising retail and residential development – Scope agreed;</p> <p>07/0194/FL – Extension of warehousing for associated superstore – Approved with Conditions;</p> <p>04/0004/OL – Proposed extension and alteration to shopping centre – Withdrawn;</p> <p>01/0445/OL – Proposed extension and alteration to shopping centre – Withdrawn;</p>
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Impacts on Environmental Receptors

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
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Natural Features	Screened out at Stage 1 Assessment	The site is contained centrally within the settlement boundary of Kilmarnock. As such, it is unlikely that its development will have any significant impacts on landscape character. Screened out at Stage 1 Assessment.
	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 in close proximity to Dean Estate Country Park Local Nature Conservation Site (formerly referred to as Provisional Wildlife Sites). However, this is separated by Glasgow Road. There is potential for its development to have detrimental impacts on this asset, although it is unlikely to be significant. As a precaution, impacts are likely to be significant negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is adjacent to existing SPT bus network (and associated bus stops), with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is subject to surface water flood risk (low to –medium; present day) which extends along the northern edge, down through the centre of the site to the south-eastern corner. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's High 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	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the

		residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is adjacent to an existing SPT bus network (and associated bus stops), with opportunity to expand and integrate this network, this is likely to have significant positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is subject to surface water flood risk (low to –medium; present day) which extends along the northern edge, down through the centre of the site to the south-eastern corner. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. As a precaution, impacts on the water environment are considered to be negative, subject to 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. • 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. • A Flood Risk Assessment (FRA) is required.
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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock. There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Surface flooding issues – areas of low to medium flood risk. Consideration required.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	SEPA: FRA required. Small watercourse flows along the northern boundary and then through the site, before entering a culvert under Glasgow Road. This has potential to overtop and for blockage / capacity issues at the culvert inlet. Recorded flood event in November 2015. An FRA was submitted and signed off in support of planning application 19/0582/PP, which now has planning permission.					

WWTW Capacity & Waste Water	
Water Supply	

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	KK-H7
Settlement	Kilmarnock
Address	Irvine Road
Description	<p>The site in question is a large site, which is located within the settlement boundary to the west of Kilmarnock. The site is bordered to the north by the Irvine Road.</p> <p>The site has a planning history relating to its proposed residential use. The site was identified within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p>
OS Grid Ref	NS4037NE
Existing Use	Brownfield
Proposed Use	Housing
Site Size	6.00 ha
Site Capacity	133 units



Planning History	<p>06/0806/FL – Residential development erection of 183 no. houses and flats – Refused;</p> <p>11/0006/PREAPP – Permission in principle for residential development – CLO;</p> <p>16/0120/PP – Section 42 application to remove/vary Condition 9 of planning permission 11/0762/PP – Approved with Conditions;</p> <p>11/0762/PPP – Planning permission in principle for residential development – Approved with Conditions;</p> <p>21/0007/PREAPP – Renewal of planning permission for residential development – Approved; 22/0585/PPP – Proposed Residential Development (renewal of permission in principle 16/0120/PP) – Pending Decision</p>
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Impacts on Environmental Receptors

Landscape

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

Natural Features	Neutral	The site is found within Nature Scot’s Landscape Character Assessment: “Agricultural Lowlands (66)”. Key characteristics of this classification include predominantly pastoral cover, large towns and villages with historic cores, major road corridors and varying landscapes ranging from rural, to fragmented to urban fringe. Due to the location, scale and capacity of the site it is unlikely to have significant environmental impacts on landscape alone. Impacts are therefore 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 contained within any Central Scotland Green Network (CSGN) habitat networks. The site contains two areas of native woodland, one to the south-west (Hawthorn scrub; young; lightly browsed) and to the south-east (Lowland mixed deciduous woodland: Hawthorn scrub; young; lightly browsed). The development of the site could have significant negative impacts on these habitat features. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is subject to a moderate area of surface water flood risk (low-medium; present day) to its northern extent and two small areas to the southern extents. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. Native woodland should be retained within the development. It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP contains a robust policy framework to ensure developments are of the highest quality design.
Soil	<i>To protect and improve soil and land resources.</i>	

Natural Resources	Positive / Negative	The site is contained within the Coal Authority's Low Development Risk Area and a small area to the south is contained within the High Development Risk Area. There is therefore potential for its development to have significant negative impacts on soil. A large area of the site is identified within the vacant and derelict land register (site ref: 6082). The site contains an area of contaminated land, the development of which would result in the removal and/or treatment of contaminated land, having significant positive impacts on soil quality. In overall terms, impacts are likely to be significant positive and negative environmental 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. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to a moderate area of surface water flood risk (low-medium) to its northern extent and two small areas to the southern extents. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. Impacts are considered to be neutral as a result.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will not contribute to the regeneration of brownfield areas, having positive impacts. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
Positive/Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock, however, it will result in the loss of important landscape and natural heritage assets. 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 some impacts on waste given the scale of the site. Overall, development of the site is likely to have significant positive and negative environmental impacts.	
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • 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.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints					
Soil	Coal Authority Risk Assessment	Low & High Risk	Vacant and Derelict Land	Yes	Contaminated Land Yes
Water	SEPA Flood Risk	Low-medium surface water risk to the northern and souther extents			
Access	The site is accessible with opportunities to link the site with existing networks and routes.				
Consultee Comments					
WWTW Capacity & Waste Water					
Water Supply					
Short, Medium or Long Term and Cumulative Impacts					
<p>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 and biodiversity flora and fauna.</p>					

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H8
Settlement	Kilmarnock
Address	Kennedy Drive
Description	The site is in the north-west of Kilmarnock. The site is contained within the settlement boundary of Kilmarnock and lies close to the Dean Park estate. The site is brownfield in nature and was formerly the location of Silverwood Primary School.
OS Grid Ref	NS443392
Existing Use	Brownfield vacant site
Proposed Use	Housing / Residential
Site Size	1.7 ha
Site Capacity	48



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Planning History **20/0156/DN** – Prior notification for demolition of buildings – Application returned; **22/0004/EIASCRC** – Screening request for the erection of 48 new build single and two storey homes within the brownfield site for recently demolished primary school – EIA not required; **22/0460/PP** – Erection of 48 unit affordable housing development – Approved with Conditions; **22/0002/PACSCRC** - Erection of 48 unit affordable housing development – Local Development;

Impacts on Environmental Receptors

Landscape

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

Natural Features	Negative	Impacts on landscape have not been screened out as they require consideration. The site is located in the northern part of Kilmarnock. The site is classified as “Urban” and was previously the location of a primary school. The site borders Dean Castle (Non-inventory) garden and designed landscape – this site is not inventory in nature but is of significant local importance. As such, as a precaution, impacts on landscape considered to be negative, subject to appropriate mitigation.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	Although the site is located in the northern part of Kilmarnock, it is a periphery site and borders the extents of the Dean Castle Country Park which is a non-inventory Garden and Designed Landscape. As such, there is potential for the development to have impacts on biodiversity. However, the site was previously the location of a primary school and is currently brownfield in nature. As such, no significant impacts are anticipated in terms of biodiversity, flora and fauna.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the resident population within the area. However, as the site lies adjacent to the existing SPT bus network, this is likely to have significant positive impacts. The site is subject to a small amount of surface water flood risk but it is considered that it would be possible to mitigate any issues during the site development process. As such, it is unlikely to have any significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Planting and screening should be utilised in order to reduce any negative impacts on the setting of inventory and non-inventory gardens and designed landscapes. • Any development on site must accord with Policy HE4, taking into account potentially adverse impacts on historic value, horticultural, arboricultural value, scenic value, important views etc. and utilise appropriate design, layout and materials.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is predominantly located within the Coal Authority’s High 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	<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 resident population within the area. However, as the site lies adjacent to the existing SPT bus network, this is likely to have significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to areas of medium-high surface water flood risk. However, it is unlikely that the development of the site will have any have significant climate resilience implications.
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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is classified as “Urban” and was previously the location of a primary school. The site borders Dean Castle (Non-inventory) garden and designed landscape – this site is not inventory in nature but is of significant local importance in terms of its natural habitat, designed landscapes and cultural heritage. As such, as a precaution, impacts on landscape are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • Planting and screening should be utilised in order to reduce any negative impacts on the setting of inventory and non-inventory gardens and designed landscapes. • Any development on site must accord with Policy HE4, taking into account potentially adverse impacts on historic value, horticultural, arboricultural value, scenic value, important views etc. and utilise appropriate design, layout and materials. • In accordance with Policies DES1 and OS1, high quality multi-functional open space should be integrated into the proposal.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	The site lies adjacent to a public transport route and existing residential development and the path networks therein, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could lead to additional increases in air pollution when compared to the status quo. However, the site lies adjacent to a public transport route. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock, as the site is currently brownfield and inaccessible to the public. 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 adjacent to a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • In accordance with Policies DES1 and OS1, high quality multi-functional open space should be integrated into the proposal. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water issues - Small areas of medium-high surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<u>SEPA</u> : No flood risk apparent.					
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	KK-H9
Settlement	Kilmarnock
Address	Maxholm
Description	The site is contained within the settlement boundary of Kilmarnock. The site is relatively centrally located and is within walking distance of the town centre. The site is large scale in nature, with the capacity of up to 300 units. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site. The surrounding environment hosts a range of uses, including business and residential.
OS Grid Ref	NS4236SW
Existing Use	Brownfield
Proposed Use	Housing
Site Size	10.91 ha
Site Capacity	300 units
Planning History	22/0718/PP – Pending Decision; 15/0017/PREAPP – Approved; 15/0731/PP – Approved with Conditions; 08/0922/FL – Refused; 97/0517/OL – Approved with Conditions; 07/1042/OL – Withdrawn; 07/0022/FL – Refused; 01/0697/OL – Withdrawn;



Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site forms part of the CSGN's neutral grassland network (high dispersal; non-core). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. However, given the brownfield nature of the site, these habitats are unlikely to be of significant biodiversity value. The site is contained centrally within the settlement boundary of Kilmarnock, and was previously identified as a housing development opportunity site within the LDP1. Impacts are considered to be significant neutral in nature.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is subject to surface water flood risk which intersects the site along Maxholm Road and to its western extents. The site is subject to low to medium fluvial flood risk (present day; projected). 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>
	Negative	The site is contained within the Coal Authority's High Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. As a precaution, impacts are considered to be significant negative, subject to appropriate mitigation.
	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 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 an active travel network which, and if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is subject to surface water flood risk which intersects the site along Maxholm Road and to its western extents. The site is subject to low to medium fluvial flood risk (present day; projected). There could be significant flood risk implications, however, it is considered that negative impacts could be alleviated through appropriate design, layout and use of materials. However, as a precaution, impacts are considered to be negative subject to 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. • 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. • A Flood Risk Assessment (FRA) is required.
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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	L-medium Surface water flood risk; Low to medium fluvial flood risk (present day; projected) - consideration and mitigation required.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	SEPA: FRA required. SEPA Flood Map shows a fluvial flood risk from River Irvine with flowpath through the middle of the site, this route is thought to correspond with a culverted watercourse. Depths range from 1.0m. Surface water risk from minor watercourse on the western site boundary. Modelling to be provided in an FRA to provide a site specific analysis of this flood risk.					
WWTW Capacity & Waste Water						

Water Supply

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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 Ref	KK-H10
Settlement	Kilmarnock
Address	Moorfield
Description	<p>The site is located within the Kilmarnock settlement boundary.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p>
OS Grid Ref	NS4037NE
Existing Use	Greenfield
Proposed Use	Housing
Site Size	2.0 ha
Site Capacity	58 units



Planning History	<p>06/0699/RM – Residential Development with associated roads, landscaping and suds – Approved with Conditions;</p> <p>21/0004/EIASCR – Screening request for proposed residential development – EIA not required;</p> <p>21/0003/PREAPP - Residential development and associated works – 17 Agreed Major Development;</p> <p>21/0559/PP – Residential development with associated works –Approved with Conditions;</p> <p>06/0286/RM - Residential development with associated roads, landscaping and suds – Withdrawn;</p> <p>03/0313/OL – Residential development and Improved Joint Access – Approved with Conditions;</p> <p>06/0367/FL – Variation of Standard Condition One on Outline Planning Permission 03/0313/OL;</p>
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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 found within Nature Scot’s Landscape Character Assessment: “Agricultural Lowlands (66)”. Key characteristics of this classification include predominantly pastoral cover, large towns and villages with historic cores, major road corridors and varying landscapes ranging from rural, to

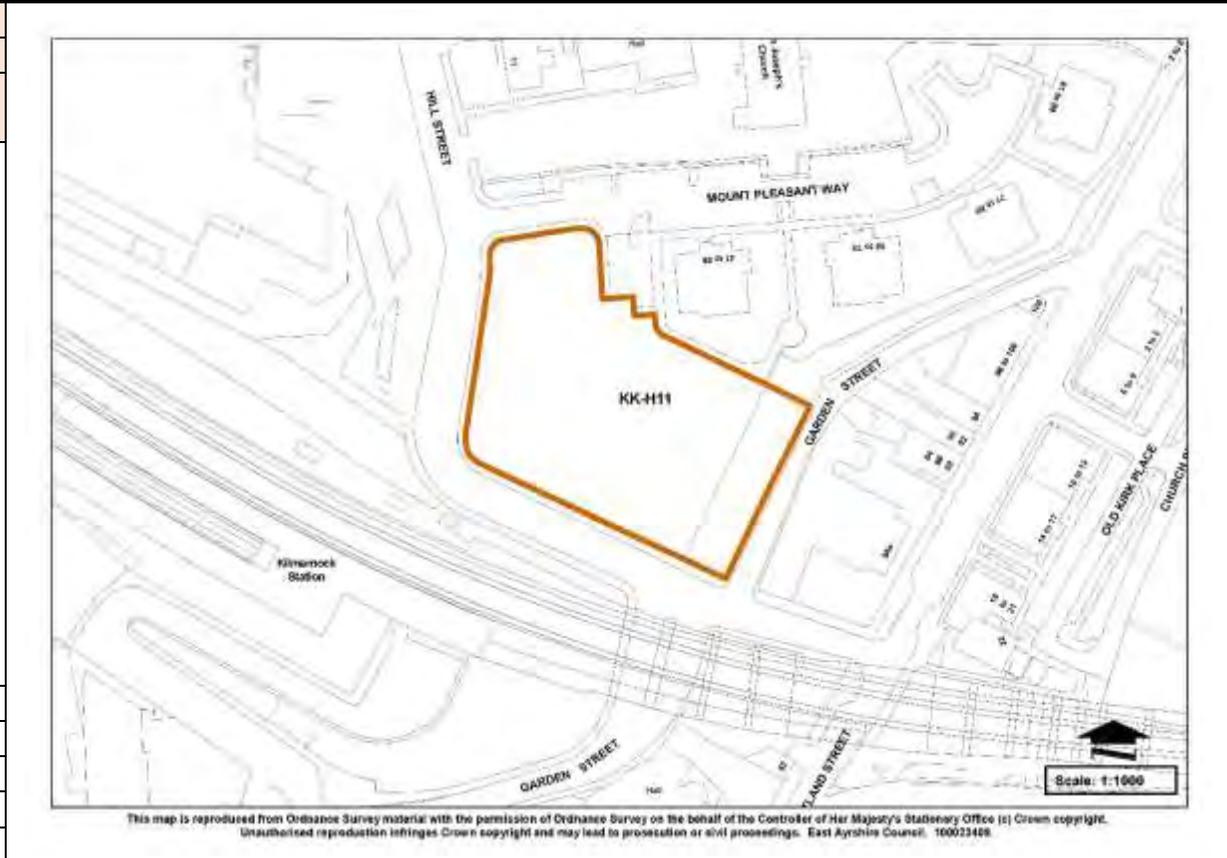
		fragmented, to urban fringe. Due to the location, scale and capacity of the site it is unlikely to have significant environmental impacts on landscape.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Screened out at Stage 1 Assessment	The site is found within the Kilmarnock settlement boundary, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site 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, and if utilised this would have a significant positive impact on climatic factors. The site is in close proximity to an existing right of way network, having positive impacts. In terms of climate resilience, the site is subject to various areas of low-to medium surface water flood risk. It is considered that this could be mediated through appropriate design, layout and use of materials. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should try to ensure that appropriate planting and landscaping are integrated into the proposals design in order to provide amenity value and screening • 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 contained within the Coal Authority's Low Development Risk and High Development Risk areas: there is therefore potential for its development to have detrimental impacts on soil. The site contains an area of contaminated land, the development of which would result in the removal and/or treatment of contaminated land, having significant positive impacts on soil quality. In overall terms, impacts are likely to be significant positive and negative environmental 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 and/or hauling transportation, which will in turn increase greenhouse gas emissions,

		as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site 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, and if utilised this would have a significant positive impact on climatic factors. The site is in close proximity to an existing right of way network, having positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is subject to various large areas of low to medium surface water flood risk. It is considered that this could be mediated through appropriate design, layout and use of materials. As a precaution, impacts are considered to be significant negative, subject to 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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • 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 & High Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	L-M surface water flood risk to the south-west and north of the site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	KK-H11
Settlement	Kilmarnock
Address	Mount Pleasant Way/Hill Street
Description	The site is located centrally within the Kilmarnock settlement boundary. The site borders Kilmarnock Railway Station, to the south. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site. The surrounding landscape is urban in nature and built up, containing a range of uses including, business, industry and residential.
OS Grid Ref	NS4238SE
Existing Use	Brownfield/ Vacant Land
Proposed Use	Residential
Site Size	0.41 ha
Site Capacity	30 units (indicative)
Planning History	02/0875/RM – Withdrawn; 03/0056/RM – Refused; 06/0381/RM – Approved with Conditions; 04/0653/RM – Approved with Conditions; 01/0559/OL – Approved with Conditions;



Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.

	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>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to have significant positive impacts. The site is also in close proximity to a core path network, and if utilised this would have a significant positive impact on climatic factors. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should try to ensure that appropriate planting and landscaping are integrated into the proposals design in order to provide amenity value and screening • 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 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 identified on the vacant and derelict land register, and its development would therefore bring the site back into use, having a positive impact on soil. The site contains a significant area of contaminated land, the development of which could result in the removal and/or treatment of contaminated land, which would have significant positive environmental impacts on soil quality. In overall terms, impacts on soil are likely to be significant positive and negative in nature.
	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an

		existing SPT bus network, this is likely to have significant positive impacts. The site is also in close proximity to a core path network, and if utilised this would have a significant positive impact.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Screened out at Stage 1 Assessment	The site is not subject to, or in close proximity to, fluvial or surface water flood risk. No significant impacts are anticipated with regards to the water environment. Screened out at Stage 1 assessment.
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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is not contained within any cultural heritage constraints. However, the site borders a significant WoSAS archaeological area/site as well as a number of listed buildings. As a precaution impacts are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • The Plan contains a robust and effective policy framework which protects listed buildings and conservation areas. Any development proposal should accord with the provisions of these policies. • The Plan also contains a separate policy which protects archaeological sites from the potentially detrimental impacts of developments.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> 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	Yes
Water	SEPA Flood Risk	No flood risk.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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 Ref	KK-H12
Settlement	Kilmarnock
Address	Northcraigs
Description	<p>The site is located along the periphery of but within the Kilmarnock settlement boundary.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p> <p>The surrounding landscape to the south is urban and predominantly residential in nature. The land to the north is agricultural.</p>
OS Grid Ref	NS4341SW
Existing Use	Greenfield
Proposed Use	Housing
Site Size	37.12 ha
Site Capacity	485 units (indicative)
Planning History	<p>18/0561/PP – Approved with Conditions; 20/0008/AMCPPP – Approved; 20/0302/PP – Withdrawn;</p> <p>10/0917/PPP – Approved with Conditions; 14/0005/PREAPP – Withdrawn;</p> <p>14/0022/EIASCR – Withdrawn; 15/0029/PP – Approved with Conditions; 02/0585/OL – Withdrawn;</p> <p>17/0355/AMCPPP – Approved with Conditions; 19/0242/PP – Approved with Conditions; 22/0005/AMCPPP – Approved with Conditions; 23/0008/AMCPPP – Application Returned; 23/0583/PP – Application Returned; 23/0013/EIASCR – Application Returned; 23/0024/AMCPPP – Application Returned; 23/0031/AMCPPP – Approved with Conditions; 23/0015/EIASCR – EIA not required; 23/0014/PREAPP – Approved with Conditions</p>



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Impacts on Environmental Receptors

Landscape

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

Natural Features	Negative	The site is found within Nature Scot's Landscape Character Assessment: "Agricultural Lowlands (66)". Key characteristics of this classification include predominantly pastoral cover, large towns and villages with historic cores, major road corridors and varying landscapes ranging from rural, to fragmented to urban fringe. Due to the location, scale and capacity of the site it is likely to have significant environmental impacts on landscape, altering the appearance of Kilmarnock settlement and the surrounding agricultural landscape.
	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 itself does not contain any biodiversity related designations, nor is it constrained by the presence of CSGN habitats. The site is bordered to the north-east by North Craig Reservoir Local Nature Conservation Site (LNCS) (formerly referred to as Provisional Wildlife Sites). There is potential for its development to have a detrimental impact on this asset. As a precaution, impacts are considered to be significant negative in nature.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is subject to various areas of low to medium surface water flood risk (present day). It is considered that these could be mediated through appropriate design, layout and materials. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.

Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk and High Development Risk Areas: there is therefore potential for its development to have detrimental impacts on soil. The site is considered to fall within an area of Locally Important Good Quality agricultural land, the loss of which cannot be mediated and is irreversible. In overall terms, impacts on soil are likely to be significant negative in nature.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	In terms of climate resilience, the site is subject to various areas of low to medium surface water flood risk (present day). It is considered that these could be mediated through appropriate design, layout and materials. In overall terms, impacts are considered to be neutral as the flood risk is not deemed to be significant.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>				
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	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 however likely that the development will have significant negative impacts on waste given the scale and proposed site capacity (600 units). Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> 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 & High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Low to medium surface water flood risk (present day).				
Access	The site is accessible and integrated with existing networks.					
Consultee Comments						
WWTW Capacity & Waste Water						

Water Supply**Short, Medium or Long Term and Cumulative Impacts**

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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, alongside other development opportunity sites is likely to have significant negative cumulative impacts on landscape, which should appropriately be considered.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H13
Settlement	Kilmarnock
Address	Sutherland Drive
Description	<p>The site is contained within the settlement boundary of Kilmarnock. The site is small scale in nature and located in close proximity to the new William McIlvanney Campus.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site. The surrounding environment hosts a range of uses, including educational and residential.</p>
OS Grid Ref	NS4438SE
Existing Use	Brownfield
Proposed Use	Housing
Site Size	0.33 ha
Site Capacity	10 units



Planning History 12/0893/DN – Approved; 15/0375/PP – Proposed secondary school, primary school, early years centre and community facilities, road widening and formation ‘park and stride’ area – Approved with Conditions; 14/0027/EIASCRC – Screening request for East Ayrshire Learning Campus – EIA not required;

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is found within NatureScot’s “Urban” landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.

	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>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
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>
	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 contains a significant area of contaminated land. As a precaution, impacts on soil are considered to be negative, subject to appropriate mitigation.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Neutral	The site is not subject to fluvial or surface water flood risk. It's development would result in the loss of green space within the settlement, reducing permeable surfaces. Instead of screening out, impacts have been considered and are likely to be neutral.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	N/A				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	KK-H14
Settlement	Kilmarnock
Address	Treesbank
Description	The site is in the south-west of Kilmarnock. The site is contained within the settlement boundary of Kilmarnock. The site is predominantly greenfield in nature. The site lies within the Treesbank Non-Inventory Garden and Designed Landscape. The site has a planning history relating to proposed residential use.
OS Grid Ref	NS423346
Existing Use	Brownfield/Greenfield – Existing LDP1 allocation
Proposed Use	Residential
Site Size	13.0 ha
Site Capacity	269
Planning History	01/0569/OL – Withdrawn; 11/0004/PREAPP – Erection of residential development with up to 50 dwellings – Approved; 17/0139/PPP – Withdrawn; 15/0018/PACSCR – Housing development – Approved; 16/0002/PACSCR – Proposed redevelopment of treesbank estate – Agreed – Major Development; 16/0009/PREAPP – Erection of Residential Development of approximately 600 dwellings – Scope agreed; 16/0014/EIASCR – Proposed Screening Request for residential development of approx 600 dwellings – EIA not required; 18/0196/PPP – Withdrawn; 19/0003/PREAPP – Proposed residential development – Approved with conditions; 22/0680/PP – Residential development of 452 dwellings with associated works including access, parking, landscaping, open space and SUDS – Pending Consideration;



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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>
	Negative	The site is located to the southern part of Kilmarnock. The site is predominantly classified as “Agricultural Lowland - Ayrshire” (NatureScot character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic core and a network of major roads which conflict with the rural character and presence of heavy traffic. This site falls within the Treesbank Non-

		Inventory Garden and Designed Landscape. As a result, there is potential for the development of this site to have significant landscape implications, subject to appropriate mitigation.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. However, as the site is within walking distance of the existing SPT bus network, this is likely to have significant positive impacts. The site is subject to a small amount of surface water flood risk but it is considered that it would be possible to mitigate any issue during the site development process. As such, it is unlikely to any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the resident population within the area. However, as the site lies close to the existing SPT bus network, this is likely to have significant positive impacts. The site is subject to a small amount of surface water flood risk but it is considered that it would be possible to mitigate any issues during the site development process. As such, it is unlikely to any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. • Existing trees and hedgerows should be retained.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is predominantly located within the Coal Authority's High Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. The site also partially contains an area of locally important good quality agricultural land, the loss of which would be negative. 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	<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

		employment within the area. The proposed residential use likely would proliferate private car use, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of the existing SPT bus network and is of such a size as to eventually be further connected, this is likely to have significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to areas of low to medium surface water flood risk. However, it is unlikely that the development of the site will have any have significant climate resilience implications.
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. • 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. • Planting and screening should be utilised in order to reduce any negative impacts on the setting of inventory and non-inventory gardens and designed landscapes. • Any development on site must accord with Policy HE4, taking into account potentially adverse impacts on historic value, horticultural, arboricultural value, scenic value, important views etc. and utilise appropriate design, layout and materials. • There is not mitigation for the loss of prime quality agricultural land.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site lies within the Treesbank Non-Inventory Garden and Designed Landscape and is in close proximity to several listed buildings associated with the Treesbank estate. As such, there is potential for a number of negative impacts to be experienced on the historic environment through the development of this site. Impacts are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • The presence of nearby listed buildings and their setting will have to be carefully considered. The design and layout of the site should be carefully done and may require the input of a conservation accredited architect to ensure that any impact on the buildings themselves and their setting is

		<p>minimised. Overall, with the mitigation measures taken into account, the best case scenario will be significant positive and negative impacts.</p> <ul style="list-style-type: none"> Planting and screening should be utilised in order to reduce any negative impacts on the setting of inventory and non-inventory gardens and designed landscapes. Any development on site must accord with Policy HE4, taking into account potentially adverse impacts on historic value, horticultural, arboricultural value, scenic value, important views etc. and utilise appropriate design, layout and materials.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive / Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive / Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock. 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 close to a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. However, contrary to the SEA objectives, the development of the site could lead to the fragmentation and further loss of CSGN habitats, having negative impacts on material assets. Overall, development of the site is likely to have significant positive and environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High/Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Low to medium Surface water flood risk; consideration and mitigation required.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during development 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.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-H15
Settlement	Kilmarnock
Address	Western Road (South)
Description	<p>The site is contained within the settlement boundary of Kilmarnock. The site is relatively centrally located and is within walking distance of the town centre. The site is small scale.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017). The surrounding environment hosts a range of uses, including business and residential.</p>
OS Grid Ref	NS4238NW
Existing Use	Brownfield
Proposed Use	Housing
Site Size	1.68 ha
Site Capacity	47 units (indicative)
Planning History	20/0507/AD – Approved; 06/0036/AD – Approved; 02/0538/AD – Approved; 99/0655/FL – Approved with Conditions; 01/0831/FL – Approved with Conditions; 04/1070/FL – Approved with Conditions; 96/0665/FL – Approved; 97/0075/FL – Approved; 02/0693/FL – Approved with Conditions; 11/0829/AD – Approved; 22/0410/AD – approved; 20/0507/AD – approved



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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>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.

	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>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is marginally subject to surface water flood risk along its southern extents. 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 contained within the Coal Authority's High Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. The site contains a significant area of contaminated land, the development of which could result in the removal and/or treatment of contaminated land, which would have significant positive environmental impacts on soil quality. In overall terms, impacts on soil are likely to be significant positive and negative in nature.
	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 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 be significant positive impacts. The site is also in close proximity to an active travel network which, if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Neutral	In terms of climate resilience, the site is not subject to fluvial flood risk. The site is marginally subject to low-medium surface water flood risk to its southern extents. However, this is not considered to be significant or be likely to have significant impacts. As such, impacts on the water environment are considered to be neutral.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	Low to medium surface water flood risk				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<p><u>NatureScot:</u> No comment.</p> <p><u>SEPA:</u> Potential surface water flood risk within site. This should be investigated further. We recommend that contact is made with the Flood Risk Management Authority.</p>					
WWTW Capacity & Waste Water	Wastewater - Sufficient capacity at Meadowhead WWTW. Due to the significant number of potential sites proposed in Kilmarnock and the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Drainage Assessment to be conducted for the catchment.					
Water Supply	<p>Asset Conflict - A surface water pipe crosses the west corner of the site. The developer should contact our Asset Impact Assessment Team to discuss whether the asset can be diverted, otherwise the location may affect the layout of the site.</p> <p>Water - Sufficient capacity at Amlaird WTW. Due to the significant number of potential sites proposed in Kilmarnock and</p>					

the varying impacts related to different combinations of cumulative development Scottish Water will require a Strategic Water Assessment to be conducted for the catchment.

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 Ref	KK-H16
Settlement	Kilmarnock
Address	Western Road (North)
Description	<p>The site is to located within the Kilmarnock settlement boundary.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site. This is being carried over into LDP2.</p> <p>The surrounding landscape is urban in nature and built up, containing a range of uses but is predominately residential.</p>
OS Grid Ref	NS4138NE
Existing Use	Brownfield
Proposed Use	Housing
Site Size	0.39 ha
Site Capacity	10 units



Planning History	<p>07/0191/LB – Demolition of rear portion of building, erection of extension to form 6 flats – Approved with Conditions;</p> <p>07/0192/FL – Erection of extension to form 6 flats – Approved with Conditions;</p> <p>17/0298/PP – Proposed residential development comprising 11 houses with associated road, parking – Refused;</p> <p>16/0872/PP – Residential development comprising 14 no. semi-detached villas – Withdrawn;</p> <p>05/0302/FL – Proposed change of use of listed building from vacant derelict officer – Approved with Conditions;</p> <p>05/0256/LB – Proposed change of use of listed buildings from vacant offices to eleven residential – Approved with Conditions;</p> <p>13/0502/LB – Demolition of listed buildings – Refused;</p>
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Impacts on Environmental Receptors

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
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Natural Features	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.
	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>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to have significant positive impacts. The site is also in close proximity to a core path network, and if utilised this would have a significant positive impact on climatic factors. The site is adjacent to an existing core path network, having positive impacts. In terms of climate resilience, the site is subject to low to medium 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 positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should try to ensure that appropriate planting and landscaping are integrated into the proposals design in order to provide amenity value and screening • 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 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 identified on the vacant and derelict land register (site ref: 6061), and its development would therefore bring the site back into use, having a positive impact on soil. The site contains a significant area of contaminated land, the development of which could result in the removal and/or treatment of contaminated land, which would have significant positive environmental impacts on soil quality. In overall terms, impacts on soil are likely to be significant positive and negative in nature.

	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 and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to have significant positive impacts. The site is also in close proximity to a core path network, and if utilised this would have a significant positive impact on climatic factors. The site is adjacent to an existing core path network, having positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to an area of surface water flood risk (low-medium; present day) to its southern-western extents. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. Impacts are considered to be neutral as a result.
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. • 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	<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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>

	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	L-M surface water flood risk to the south-west of the site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						

Short, Medium or Long Term and Cumulative Impacts

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

FUTURE GROWTH SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-F1(H)
Settlement	Kilmarnock
Address	Caprington Golf Course
Description	<p>The site is located within the settlement boundary of Kilmarnock.</p> <p>The site was allocated as a housing development opportunity site within the previous East Ayrshire Local Development Plan (2017).</p>
OS Grid Ref	NS4135NE
Existing Use	Brownfield
Proposed Use	Future Housing Growth site
Site Size	16.0 ha
Site Capacity	334 units



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Planning History	<p>10/0479/PP – Proposed erection of 2 no. dwellings and associated double garage – Approved with Conditions;</p> <p>10/0541/PP – Erection of proposed extension and garage – Approved;</p> <p>15/0135/PP – Propsoed erection of two dwellings – Approved with Conditions;</p> <p>97/0022/FL – Propsoed infill of hole with eart, stones, rubble only – Approved with Conditions;</p> <p>11/0206/PP – Proposed erection of two dwellings with associated double garage – Approved with Conditions;</p>
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Impacts on Environmental Receptors

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
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Natural Features	Negative	The site is found within NatureScot’s “Urban” landscape classification. It is located near the periphery of the Kilmarnock settlement, but is contained within the settlement boundary. Its development is not anticipated to have any significant landscape implications. However, the site is relatively close to Caprington Castle Garden and Designed Landscape (which is an inventory site). As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Negative	The site is contained within the settlement boundary of Kilmarnock. The site is found within CSGN habitats network: woodland network (non-core; high dispersal) and contains a significant area of native woodland, the loss and further fragmentation of which would be detrimental to biodiversity, flora and fauna. To the north-west, the site also encompasses part of Caprington Castle & Estate Local Nature Conservation Site (formerly referred to as Provisional Wildlife Sites). Impacts are therefore considered to be negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, the site is also within walking distance of public transport. In terms of climate resilience, the site is subject to low-medium fluvial flood risk (present day and projected) to its northern extents and hosts various areas of low to medium surface water flood risk throughout. There is potential for the development of this site to have significant implications on climate resilience. 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. It should be ensured that sensitive screening is provided on the site to blend in with the adjacent rural area and to mitigate the visual impact of the site. The design of the new development should also be of a design that is innovative but blends with the existing urban character of the area. Should these mitigation measures be implemented then there are likely to be significant positive impacts Further ground investigation works are required as well as consultation with the Coal Authority. Development of the site should not occur unless potential historic underground mining issues and any likelihood of subsidence can be properly addressed and stabilised. Existing trees and hedgerows should be retained.

		<ul style="list-style-type: none"> The applicant/developer should adhere to the advice and guidance outlined within Policy HE4 and the associated Garden and Designed Landscape Supplementary Guidance which reviews the value, assets and development pressures experienced within individual GDLs. Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. An appropriate level of planting and screening should be incorporated into the design and layout of the proposal.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority’s High Development Risk Area, and contains various mine entries, so there is therefore potential for its development to have detrimental impacts on soil. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive/Negative	Due to the additional number of cars that this development is likely to encourage, it is acceptable to assume that there will be significant negative impacts on air. However, as the site is within reasonable walking distance from the nearest public bus stop, these impacts will be lessened. Overall, it is considered that there will be significant positive and negative impacts on air.
Natural Resources	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive/Negative	In terms of climate resilience, the site is subject to low-medium fluvial flood risk (present day and projected) to its northern extents and hosts various areas of low-high surface water flood risk throughout. There is potential for the development of this site to have significant implications on climate resilience. In overall terms, impacts are considered to be significant positive/negative in nature.
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. 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. Existing trees and hedgerows should be retained. The applicant/developer should adhere the advice and guidance outlined within Policy HE4 and the associated Garden and Designed Landscape Supplementary Guidance which reviews the value, assets and development pressures experienced within individual GDLs.

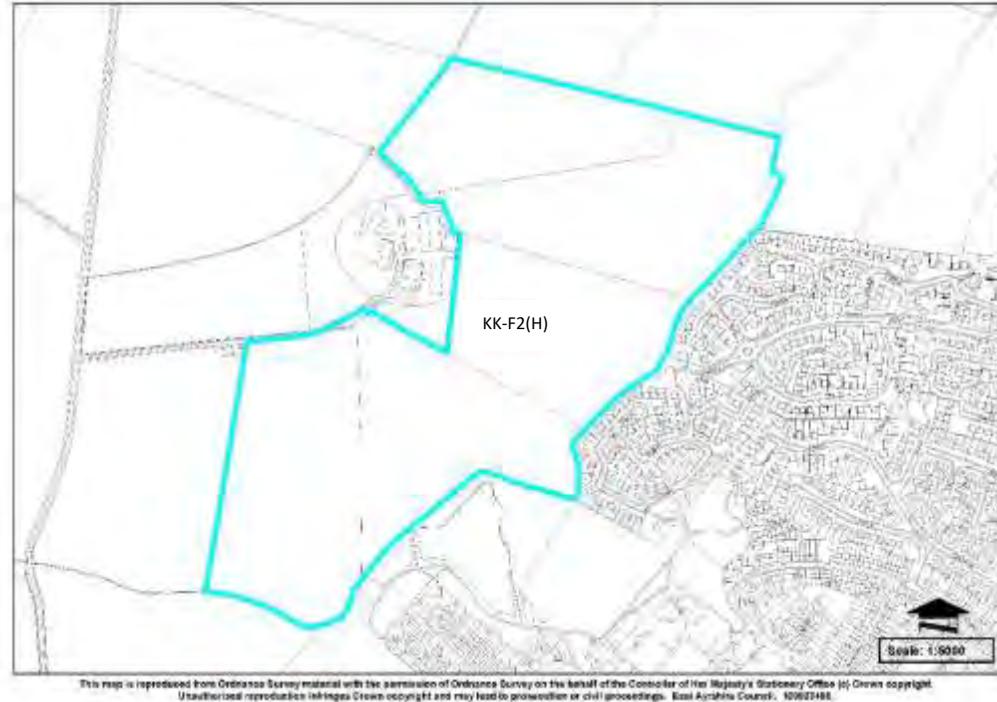
		<ul style="list-style-type: none"> • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is situated adjacent to Caprington inventory Garden and Designed Landscape. There is potential for there to be negative impacts as a result of its development in terms of the character and setting of this GDL without appropriate mitigation. As a precaution, impacts are considered to be negative.
Mitigating Impacts on the Historic Environment		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 could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is relatively close to an existing 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.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is relatively 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. However, the site is found outwith the settlement boundary and is periphery in nature, not located close to transport hubs. Given the proposed use of the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock (albeit through the loss of greenfield/agricultural land). 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 in relatively close proximity to a public bus route which will have positive impacts. However, it is likely that the development will have significant impacts on waste given the capacity of the site. There are potential climate resilience implications with this site in

		terms of fluvial and surface water flood risk. In overall terms, impacts are likely to be significant positive/negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	L-M fluvial flood risk (north); various areas of surface water flooding. Flood risk implications should be thoroughly considered and integrated into design, layout and use of materials.				
ARA (Flooding)	Site has Pluvial (surface water) issues and these will require to be dealt with as part of any development, such that no property on or off the site is put at risk of flooding.					
Consultee Comments	<p><u>Transport Scotland:</u> The isolated Sites 27 [not allocated], 31 [not allocated], 32 [KK-B6(O)] and 33 [KK-F1(H)] represent a significant scale of development that would seek to gain access to the M77 at Junction 8. The current standard of the M77 Junction 8 is considered to cater for a low flow of traffic. Operational concerns include intensification of traffic on the single lane northbound off-slip road, which includes queue back onto the M77, a lack of safety fencing with the M77 and direct slip road access for HGVs. Operational concerns also include intensification of traffic on the southbound off-slip road. Consideration of the traffic implications of these sites may require a step change from the current trunk road infrastructure provision.</p> <p><u>Nature Scot:</u> This is a large prominent greenfield site located out with the settlement boundary of Kilmarnock. The site contributes to the rural setting of the area and development here would result in significant adverse landscape and visual impacts. Development here would present a significant extension to the urban character of Kilmarnock and would set an unfortunate precedent for future development, eroding the rural setting and potentially leading to the coalescence of Kilmarnock and Kilmaurs. On the basis above, we recommend that this site is not allocated in the Local Development Plan 2.</p> <p><u>Historic Environment Scotland:</u> Potential effects on traditional farm standing buildings on site have not been assessed. https://canmore.org.uk/site/181269/grassmillside</p>					

WWTW Capacity & Waste Water	
Water Supply	
Short, Medium or Long Term and Cumulative Impacts	
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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, biodiversity and material assets.	

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-F2(H)
Settlement	Kilmarnock
Address	Land at Grassmillside
Description	<p>The site is rural in nature and is located immediately adjacent to the settlement boundary of Kilmarnock.</p> <p>The existing use of the site is agricultural with an existing farm directly adjacent to the site.</p>
OS Grid Ref	NS4240NW
Existing Use	Greenfield
Proposed Use	Future Growth housing site
Site Size	27.2 ha
Site Capacity	496 units
Planning History	N/A



Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Negative	The site is classified as “Agricultural Lowlands” (NatureScot Character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. There are no defined landscape features within the site boundary, however, a strip of native woodland is located at the south of the site. Land is gently undulating farmland and development would be relatively visible and would constitute a significant extension of the settlement boundary. As a precaution, it is considered that the

		development of this site is likely to have a negative environmental impact on landscape character, subject to appropriate mitigation.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Negative	The site is not subject to or in close proximity to any designated or safeguarded sites. Whilst development could potentially contribute positively to the creation of new amenity green space on open farmland, use of the majority greenfield site would result in the loss of open green space as well as natural habitats, resulting in a net loss for biodiversity. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, subject to appropriate mitigation (e.g. retention of trees, scrubs and hedgerows).
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive/Negative	The site is a considerable distance from both Kilmarnock town centre (2.5km) and any potential shopping facilities or other services. Bus services are located around 700m from the presumed site entrance via the access road. The road is single lane and has no dedicated footpaths and is at national speed limit (60mph). Whilst public transport is relatively close, more than 400m is considered to be outside of the recommended walking distance and it is likely that a majority of trips will be by private car. Impact is therefore considered to be negative. The site is subject to various small areas of surface water flood risk (low-medium). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. Existing trees and hedgerows should be retained where present.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	There is no risk from mining and the site does not incorporate any contaminated land. The site contains soil which is considered to constitute "Local Good Quality Good Quality" prime quality agricultural land, thus the development of the site is likely to result in the loss of this asset. In overall terms, the development of this site is likely to have negative impacts on soil.

	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Negative	<p>The site is a considerable distance from both Kilmarnock town centre (2.5km) and any potential shopping facilities or other services. Bus services are located around 700m from the presumed site entrance via the access road. The road is single lane and has no dedicated footpaths and is at national speed limit (60mph). As such, there are potential safety implications associated with its use. It is unlikely to be well utilised, having a negative environmental impact. Whilst public transport is relatively close, more than 400m is considered to be outside of the recommended walking distance and it is likely that a majority of trips will be by private car. In overall terms, environmental impact are likely to be negative.</p> <p>This site was submitted and environmentally assessed at the MIR stage, with impacts on air quality categorised as negative when considered for the proposed residential use (as a housing allocation site). However, when considered as a Future Housing Growth Area (long-term housing site), impacts are likely to be significant positive and negative for the reasons outlined above.</p>
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not at risk from fluvial flooding, however, there are pockets of surface water flood (of low-medium risk) at the centre of the site. It is however considered that regrading of the site and appropriate SUDS measures would alleviate any potential issues. Development of the site is therefore unlikely to have any positive or negative impacts on the water environment and impact is considered to be neutral, on the basis of impacts not being significant.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Neutral	Two WoSAS SMR points are located immediately adjacent to the site, however, there are no recorded features of historic/cultural significance within the site. It is considered that any detrimental impacts could be alleviated through appropriate mitigation. In overall terms, environmental impacts are likely to be neutral, subject to mitigation.
Mitigating Impacts on the Historic Environment		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 could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is relatively close to an existing 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. This site was submitted and environmentally assessed at the MIR stage, with impacts on human health categorised as negative when considered for the proposed residential use (as a housing allocation site). However, when considered as a Future Housing Growth Area (long-term housing site), impacts are likely to be significant positive and negative for the reasons outlined above.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is relatively 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. However, the site is found outwith the settlement boundary and is periphery in nature, not located close to transport hubs. Given the proposed use of for the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will also not contribute to the regeneration of deprived areas. This site was submitted and environmentally assessed at the MIR stage, with impacts on population categorised as negative when considered for the proposed residential use (as a housing allocation site). However, when considered as a Future Housing Growth Area (long-term housing site), impacts are likely to be significant positive and negative for the reasons outlined above.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	Development of this site will result in increased amenity and recreational open space provision within the settlement of Kilmarnock (albeit through the loss of greenfield/agricultural land). 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 in relatively close proximity to a public bus route which will have positive impacts. However, it is likely that the development will have significant impacts on waste given the capacity of the site. This site was submitted and environmentally assessed at the MIR stage, with impacts on material assets categorised as negative when considered for the proposed residential use (as a housing allocation site). However, when considered as a Future Housing Growth Area (long-term housing site), impacts are likely to be significant positive and negative for the reasons outlined above.

Mitigating Impacts on the Social Environment	<ul style="list-style-type: none"> The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
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Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water issues - Small areas of surface water flooding				
Access	Site is isolated from the town with no suitable connections. Bus services outwith walking distance.					
ARA (Flooding)	Site has Pluvial (surface water) issues these will require to be dealt with as part of any development, such that no property on or off the site is put at risk of flooding.					
Consultee Comments	<p><u>NatureScot:</u> This is a large prominent greenfield site located out with the settlement boundary of Kilmarnock. The site contributes to the rural setting of the area and development here would result in significant adverse landscape and visual impacts. Development here would present a significant extension to the urban character of Kilmarnock and would set an unfortunate precedent for future development, eroding the rural setting and potentially leading to the coalescence of Kilmarnock and Kilmaurs. On the basis above, we recommend that this site is not allocated in the Local Development Plan 2.</p>					
WWTW Capacity & Waste Water	Capacity may be available depending on proposed units. Early engagement with Scottish Water required. An existing water supply pipe cuts through the site.					
Water Supply	Capacity available depending on proposed units. More information needed. Existing water network in immediate vicinity of site.					

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, biodiversity and material assets.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-B6(O)
Settlement	Kilmarnock
Address	Rowallan Business Park
Description	<p>The site is a large site, located within the settlement boundary of Kilmarnock, as identified within the LDP2.</p> <p>The site is located to the north of Kilmarnock.</p> <p>The site was identified as a business and industry opportunity site within the previous EALDP (2017).</p> <p>This site is being carried over into the LDP2. Part of the site is identified as 'safeguarded' to protect and promote the retention of its existing business/industry use. The northern part of the site is allocated as an opportunity site for development.</p>
OS Grid Ref	NS439412
Existing Use	Business and industrial
Proposed Use	Business and industrial
Site Size	17.5 ha
Site Capacity	N/A
Planning History	<p>20/0441/PP erection of industrial unit (approved); 19/0328/PP erection of industrial unit (approved); 14/0018/EIASCR mixed use development (EIA required); 15/0016/PP erection of temporary offices (approved); 16/0012/EIASCR screening request for mixed use development (EIA not required); 23/0275/PP erection of office/workshop (pending consideration); 23/0346/PP erection of storage building (approved with conditions);</p>



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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 located within the Kilmarnock settlement boundary. The site is classified as “Agricultural Lowlands – Ayrshire” (NatureScot character type 66). Key characteristics of this classification are a complex landform, dissected by many burns and streams draining to incised main river valleys creating an undulating lowland landscape, coal measures, pastoral land cover, regular fields and a varying character ranging from very rural to more developed landscapes on urban fringes such as this. Part of the site is an ‘opportunity’ for development and the remainder 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. As this is located within the settlement boundary it is unlikely to have any significant impacts on landscape.
	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>
	Significant Positive / Negative	The site is located within the settlement boundary of Kilmarnock, and it does not contain any biodiversity or nature conservation constraints nor is it found within any CSGN habitat networks. However, the site is immediately adjacent to North Craig Reservoir which is a Local Nature Conservation Site consisting of open water area and shoreline used by some migratory and wintering birds. Development within the site may potentially have a significant negative impact on the LNCS. This risk can be mitigated through appropriate siting, design and any other mitigation measures agreed with NatureScot. Overall, environmental impacts on biodiversity are likely to be significant positive and negative.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Significant Positive / Negative	<p>The site is not within walking distance of a town centre or any other cluster of amenities and retail. There are bus stops within walking distance serviced by a range of routes. This will have significant positive impacts on greenhouse gas emissions by encouraging the use of public transport. However, the continued use of this site for business and industrial purposes is likely to proliferate private car use and goods vehicle movements, which would have significant negative impacts on greenhouse gas emissions.</p> <p>Some areas of the site are at low to medium risk of surface water flooding (present day), which can be mitigated through appropriate siting and design and integration of sustainable urban drainage (SuDS). With mitigation measures, it is unlikely to have any climate resilience implications as a result. Overall, the environmental impacts on climatic factors are likely to be significant positive and negative.</p>
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Siting and layout should ensure that any negative impacts on the LNCS are minimised. • It should be ensured that accessibility to the site is maximised by linking into existing cycling and walking routes, including any core paths and rights of way, and public transport. Internal layouts should favour pedestrian movement.

		<ul style="list-style-type: none"> Mitigation measures are required to address the surface water flooding risk.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Significant Positive / Negative	The site does not contain any soil related constraints, thus development at this location would have a secondary positive impact by directing development away from other, more sensitive sites. However, most of the site falls within a Coal Authority Development Low Risk area and there are parts to the southern edge which fall within the High Risk area; this may have a negative environmental impact. Overall, environmental impacts on soil are likely to be significant positive and negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Significant Positive / Negative	The site is not within walking distance of a town centre or any other cluster of amenities and retail. There are bus stops within walking distance serviced by a range of routes. This will have significant positive impacts on air quality by encouraging the use of public transport. However, the continued use of this site for business and industrial purposes is likely to proliferate private car use and goods vehicle movements, which would have significant negative impacts on air quality. Overall, the environmental impacts on air are likely to be significant positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not subject to any fluvial flood risk. Surface flood risk can be alleviated by appropriate siting, design and integration of sustainable drainage systems (SuDS); after mitigation, environmental impacts on water are likely to be neutral.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Research and appropriate siting is required to minimise development risk from past coal extraction. It should be ensured that accessibility to the site is maximised by linking into existing cycling and walking routes, including any core paths and rights of way, and public transport. Internal layouts should favour pedestrian movement. Mitigation measures are required to address the surface water flooding risk.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is located within the settlement boundary of Kilmarnock. No significant impacts on the historic environment are anticipated. Craufurdland Castle (non-Inventory), Dean Castle (non-Inventory) and Rowallan (Inventory) Garden and designed landscapes are relatively close to the site. Craufurdland is separated from the site by the Glasgow Road and the A77. Dean Castle to the south is separated by residential and existing areas of business use, therefore impacts are not anticipated. Significant impacts may have been anticipated if the site were larger and site 152B (of LDP1) were still allocated or PIP site 31. In terms of impacts on Rowallan, there is potential for impacts if the site is insensitively developed. However, these are unlikely to be significant following mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> Planting and screening should be utilised in order to reduce any negative impacts on the setting of inventory and non-inventory gardens and designed landscapes.

		<ul style="list-style-type: none"> Any development on site must accord with Policy HE4, taking into account potentially adverse impacts on historic value, horticultural, arboricultural value, scenic value, important views etc. and utilise appropriate design, layout and materials. 				
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>				
	Positive / Negative	The site is within walking distance of bus stops. This will have significant positive impacts on health by promoting an active lifestyle and by improving air quality through the reduction of car trips. However, given the proposed business/industrial nature of the site allocation, its development is likely to exacerbate private car use through increased population, as well as the movement of business vehicles, in turn detrimentally impacting on air quality, having a negative environmental impact on human health. Overall, environmental impacts on human health are likely to be both significant positive and negative in nature.				
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive	The development of the site is likely to encourage additional employment opportunities, which would have significant positive impacts on population. The site is within walking distance of bus stops. This will have significant positive impacts on health by promoting an active lifestyle and by improving air quality through the reduction of car trips. By providing more employment land, the site is likely to have positive environmental impacts on the population. Closeness to public transport links is also likely to have a positive impact.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive / Negative	Development on this site is likely to proliferate private car use and goods vehicle movements, which will have a detrimental impact on material assets. However, the development will be required to integrate with existing public and active travel networks, having significant positive impacts. Overall, environmental impacts are likely to be significant positive and negative.				
Mitigating Impacts on the Social Environment		<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. 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 and High	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Surface water only (low to medium)				
Access						

<p>Consultee Comments</p>	<p><u>Transport Scotland:</u> The isolated Sites 27 [not allocated], 31 [not allocated], 32 [KK-B6(O)] and 33 [KK-F1(H)] represent a significant scale of development that would seek to gain access to the M77 at Junction 8. The current standard of the M77 Junction 8 is considered to cater for a low flow of traffic. Operational concerns include intensification of traffic on the single lane northbound off-slip road, which includes queue back onto the M77, a lack of safety fencing with the M77 and direct slip road access for HGVs. Operational concerns also include intensification of traffic on the southbound off-slip road. Consideration of the traffic implications of these sites may require a step change from the current trunk road infrastructure provision.</p> <p><u>Historic Environment Scotland:</u> Sites 27 [not allocated], 31 [not allocated] and 32 [LDP2 site KK-B6(O)]: These sites are adjacent to, or in the vicinity of, LB12523 Rowallan Castle and GDL00333 Rowallan Castle. Whilst we consider that the principle of development on some of these sites is likely to be acceptable, it will require robust mitigation measures to be put in place to address potential negative effects. The cumulative effects of developing two or more of these sites should also be taken into account.</p> <p>The assessment and mitigation does not recognise that these sites are adjacent to, or in the vicinity of, LB12523 Rowallan Castle and GDL00333 Rowallan Castle. Whilst we consider that the principle of development on some of these sites is likely to be acceptable, it will require robust mitigation measures to be put in place to address potential negative effects. The cumulative effects of developing two or more of these sites should also be taken into account.</p>
<p>WWTW Capacity & Waste Water</p>	
<p>Water Supply</p>	
<p>Short, Medium or Long Term and Cumulative Impacts</p>	
<p>In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during development of the site. Long term impacts are likely to be significant positive if the mitigation and enhancement measures are taken into account and the development follows Council policy and guidance to create a sense of place.</p>	

AYRSHIRE GROWTH DEAL SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref KK-A1
Settlement Kilmarnock
Address Ayrshire Engineering Park
Description

The site is located to the west of Kilmarnock and extends to Crosshouse Hospital. This site was partially allocated within the EALDP (2017) as a business and industry development opportunity site (160B).

Within LDP2 the site is being allocated for the Ayrshire Growth Deal.

OS Grid Ref NS4083SW
Existing Use Greenfield
Proposed Use Ayrshire Growth Deal
Site Size 23.9 ha
Site Capacity N/A



Planning History **22/0003/PACSCR** Construction of four speculative high quality industrial units (agreed – major development); **22/0010/EIASCR** Screening request for engineering park with 4 turbines and solar array (EIA required); **23/0011/EIASCR** Screening request for construction of a series of five sub-dividable speculative units for business (EIA required); **23/0016/EIASCR** Screening request for construction of a series of five sub-dividable speculative units for business (EIA not required); **23/0010/PREAPP** Major development of a range of food grade, business and light engineering units (approved with conditions)

Impacts on Environmental Receptors		
Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Negative	There are some hedgerows which act as defined landscape features within the site boundary and, whilst there would be some visual impact, it is considered that development would not have an adverse effect. The site has been allocated in the past and it can therefore be determined that landscape impact was considered to be acceptable. However, the development of this site in conjunction with others could lead to coalescence with Crosshouse and Kilmarnock, having negative landscape impacts.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is not subject to or in close proximity to any designated or safeguarded sites, nor is it found within CSGN networks or habitats. Its development therefore will not result in the loss or fragmentation of valuable habitat. As such, impacts are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive/Negative	The site is a periphery location and is a considerable distance from Kilmarnock town centre. The site however has access to existing SPT bus routes and stops and has strong access connections. This will have significant positive impacts on greenhouse gas emissions by encouraging the use of public transport. However, the continued use of this site for business and industrial purposes is likely to proliferate private car use and goods vehicle movements, which would have significant negative impacts on greenhouse gas emissions. Some areas of the site are subject to low to medium risk of surface water flooding, which can be mitigated through appropriate siting and design and integration of sustainable urban drainage (SuDS). With mitigation measures, it is unlikely to have any climate resilience implications as a result. Overall, the environmental impacts on climatic factors are likely to be significant positive and negative.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. • Existing trees and hedgerows should be retained. • A masterplan must be prepared for the site, setting out a landscape framework that provides defensible edges to the development, including structural planting along the western boundary, and incorporates SuDS features. • A Flood Risk Assessment (FRA) is required.

		<ul style="list-style-type: none"> • Appropriate surface water management measures should be adopted.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is found within the Coal Authority's High development risk and Low Risk areas and this could have potentially adverse implications for the development, as past mining activity has taken place. The site is considered to fall within an area of "Locally Important Good Quality" agricultural land. In overall terms, the environmental impacts of the development on soil are likely to be negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive/Negative	The site is a periphery location and is a considerable distance from Kilmarnock town centre. The site however has access to existing SPT bus routes and stops and has strong access connections. This will have significant positive impacts on greenhouse gas emissions by encouraging the use of public transport. However, the continued use of this site for business and industrial purposes is likely to proliferate private car use and goods vehicle movements, which would have significant negative impacts on greenhouse gas emissions. In overall terms, environmental impacts are therefore considered to be both positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The land is subject to small-moderate areas of surface water flood risk in places (low to medium; present day). It is considered that any detrimental impacts could be reduced through appropriate mitigation measures, including SUDs, layout and design. Subject to mitigation, the development of the site is unlikely to have any positive or negative impacts on the water environment. In overall terms, the impacts are considered to be neutral, on the basis of impacts not being significant.
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. • 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. • Operations of surrounding uses have potential to cause noise and odour beyond their locations. Consideration and cognisance of this should be demonstrated by the applicant to adequately address SEPAs comments relating to co-location (below). See 'Consultee Comments' section for further information.
	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>

Historic Environment	Screened out at Stage 1 assessment	The site is located within the settlement boundary of Kilmarnock. No impacts on the historic environment are anticipated as the site is not in close proximity to any built or natural historic assets. As such, this has been screened out at Stage 1 Assessment.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> N/A. No mitigation required as environmental impacts are not anticipated.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. This development may proliferate private car use, and as a result have a detrimental impact on air quality, and in turn, human health. There are however bus stops or routes close to the site and local services nearby. The development of this site could result in the creation of new high quality multi-functional green spaces within the settlement boundary. 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	The site is immediately adjacent to the settlement boundary, within walking distance of shopping facilities and public transport. Nevertheless, the site is located some distance from Kilmarnock town centre and, as such, is considered to have both positive and negative impacts on the population. The site is likely to result in some employment opportunities which would have a positive impact on population.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	The site was previously allocated in the EALDP (2017) and it is therefore considered that use of the site complies with some aspects of sustainability. Nevertheless, development would constitute suburban development and proliferate the use of private cars and lead to increased production of waste. Impact is therefore considered to be positive and negative.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. Operations of surrounding uses have potential to cause noise and odour beyond their locations. Consideration and cognisance of this should be demonstrated by the applicant. See 'Consultee Comments' section for further information.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk / High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Some low-medium surface water flood risk across the site				
Access	No significant access concerns.					
Consultee Comments	<p><u>SEPA</u>: FRA required. Surface water hazard. A surface water flood hazard has been identified and should be discussed with FRMA and Scottish Water. Appropriate surface water management measures should be adopted. Minor watercourse flood risk in the southern part of the site.</p> <p>Co-Location - Within 1000m of PPC/W/0030071 Metals Recycling - Braehead Metals, Irvine Road; PPC/B/1024880 Breedon Aggregates - Concrete Plant Moorfield Ind Est; WML/L/1018925 & WML/W/0220081 Metals Recycling - RM Easdale Ltd, Irvine Road. Metal Recycling Sites & Concrete Plant - Normal operations have the potential to cause noise and dust beyond the site boundary. WML/L/1031276 Crosshouse Hospital - Clinical waste. WML/W/0220119 Waste Transfer Station - Billy Bowie Special Projects Ltd, Moorfield Ind Est - Normal operations have the potential to cause noise and odour beyond site boundary. PPC permit has been surrendered for composting activity at Billy Bowie site. This had been the subject of odour complaints and SEPA enforcement action in relation to offensive odour.</p>					
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>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 surrounding development opportunity allocations to have significant cumulative impacts on landscape, biodiversity, climate and material assets. The development of this site may lead to increased economic activity and employment opportunities in Kilmarnock.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-A2
Settlement	Kilmarnock
Address	Hill Street
Description	The site is located within the centre of Kilmarnock settlement boundary. The site is in close proximity to the town centre. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.
OS Grid Ref	NS4238NE
Existing Use	Brownfield
Proposed Use	HALO Ayrshire Growth Deal (AGD) project
Site Size	10.89 ha
Site Capacity	Unknown



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Planning History	24/0017/PP – Application Invalid; 22/0239/PP – Approved with Conditions; 22/0008/AMCPPP – Pending Consideration; 21/0095/PP – Application Returned; 21/0078/PP – Approved with Conditions; 20/0700/PP – Approved with Conditions; 20/0103/PP - Approved; 20/0075/PP – Approved; 19/0564/PP –Approved with Conditions; 19/0235/AMCPPP – Pending Consideration; 19/0158/AMCPPP –Approved; 19/0054/PP – Approved with Conditions; 18/0280/AMCPPP – Approved with Conditions; 18/0121/PP – Approved; 17/1099/PP – Approved with Conditions; 17/0865/PPP – Approved with Conditions;
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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 centrally located within the settlement boundary of Kilmarnock. The site is found within Nature Scot’s Landscape Character Assessment: “Urban”. Due to the location, scale and capacity of the site it is unlikely to have significant environmental impacts on landscape.

	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is not located in close proximity to biodiversity, flora and fauna related constraints. It is centrally located within the settlement boundary of Kilmarnock and is surrounded by urban development characteristics. Any land within the site is unlikely to have any significant biodiversity value. As such, impacts are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use and goods vehicle movements, which will in turn increase greenhouse gas emissions. The proposed use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to have significant positive impacts. The site is also located adjacent to a public transport hub and is centrally located close to the town centre. The site is subject to various small areas of surface water flood risk (low to -medium). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have significant negative impacts on soil. The site contains several areas of contaminated land, the development of which would result in the removal and/or treatment of contaminated land, having significant positive impacts on soil quality. The site also contains some areas of employment land. In overall terms, impacts are likely to be significant positive and negative.
	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 and goods vehicle movements, which will in turn increase greenhouse gas emissions. The proposed use likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this

		is likely to have significant positive impacts. The site is also located adjacent to a public transport hub and is centrally located close to the town centre.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to various small areas of surface water flood risk (low-medium; present day). This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. In overall terms, impacts are considered to be significant neutral.
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. • 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. • Developments will be required to adhere to the requirements of the LDP2's contaminated land policy, which is robust and effective and outlines the requirements in terms of the treatment and/or removal of contaminated land.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site borders a WoSAS archaeological area/site, therefore there is potential for its development to have significant negative impacts on this asset. Appropriate mitigation and consideration will be required. As a precaution, impacts are considered to be negative.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP2 contains a robust policy framework to ensure developments are of the highest quality design. • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to

		predict what the impact after mitigation will be as WoSAS’s advice and mitigation requirements are unknown.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Given the proposed use of the site, it will contribute to employment opportunities which would have a positive impact on population.. Its development will also contribute to the regeneration of brownfield areas, having positive impacts. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	The site was previously allocated in the EALDP (2017) and it is therefore considered that use of the site complies with some aspects of sustainability. Nevertheless, development on this site is likely to proliferate private car use and goods vehicle movements, which will have a detrimental impact on material assets. However, 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. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Development of the site should try and retain as much of the existing open space as possible. However, should this not be the case, then the development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are

	<p>connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum.</p> <ul style="list-style-type: none"> • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
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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	Low to -medium surface water flooding.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						

Short, Medium or Long Term and Cumulative Impacts

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

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-M1
Settlement	Kilmarnock
Address	Former ABC Cinema, Titchfield Street
Description	The site is occupied by the Category B listed former King's Theatre and ABC Cinema.
OS Grid Ref	NS428375
Existing Use	Former cinema with a recent proposal to convert the building to a mixed use development including a food hall.
Proposed Use	Miscellaneous uses
Site Size	0.1 ha
Site Capacity	N/A



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Planning History **00/0165/FL** - Approved with Conditions; **04/0416/LB** – Approved with Conditions; **04/0351/FL** - Approved with Conditions; **22/0144/PP** – Approved with Conditions; **22/0076/LB** – Internal renovations and new shopfront windows and doors – Approved with Conditions;

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is located in the central part of Kilmarnock. The site is classified as “Urban” and is currently the location of a former cinema building. As such, no impacts are anticipated in terms of landscape.

	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>
	Screened out at Stage 1 Assessment	The site is located in the central part of Kilmarnock. The site is classified as “Urban” and is currently the location of a former cinema building. As such, no impacts are anticipated in terms of biodiversity, flora and fauna.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment and/or resident population within the area. However, as the site is within walking distance of the Kilmarnock railway station and Bus Station as well as the existing SPT bus network, this is likely to have significant positive impacts. The site is subject to a fluvial flood risk as a consequence of its location within the Irvine Valley/Kilmarnock Water flood plain (present day and projected). Nevertheless, subject to the introduction of appropriate mitigation measures, it is considered that any flood risk could appropriately be addressed. As such, it is unlikely to any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is predominantly located within the Coal Authority’s Low Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	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 employment and/or resident population within the area. However, as the site is within walking distance of the existing SPT bus network and is of such a size as to eventually be further connected, this is likely to have significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive / Negative	The site is subject to a fluvial flood risk as a consequence of its location within the Irvine Valley/Kilmarnock Water flood plain (present day and projected). Nevertheless, subject to the introduction of appropriate mitigation measures, it is considered that any flood risk could appropriately

		be addressed. As such, it is unlikely to have any significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Positive	Development of the site would have a direct impact on a Category B listed former cinema building. Bringing this important vacant and derelict building back into active use will have significant positive impacts on the historic environment.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • Redevelopment of the Listed Building itself should be sympathetic to the original design and materials, whilst any new additions etc. should follow proper conservationist principles. There may be opportunities to remove modern additions to the building to ensure that the original design of the building is protected. Enhancement measures such as these, should they be properly undertaken, are likely to significantly enhance the building and have a positive impact on the site.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is adjacent to a public transport route. 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	Development of the site for employment uses is likely to provide new employment opportunities. There is the likelihood that the development of this site will help to provide economic development within the Kilmarnock area. Therefore, the site is likely to have significant positive impacts on population and employment opportunities.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	Development of this site will result in increased amenity within the settlement of Kilmarnock through the restoration of the listed building. The site is adjacent to a public bus route which will have positive

		impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> 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 to medium Fluvial water flood risk (present day; projected); consideration and mitigation required.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive and negative impacts associated with redevelopment of the site. In the long term, there are likely to be significant positive impacts, as a vacant listed building within Kilmarnock will be brought back into active use, if the mitigation and enhancement methods are taken into account.						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-M2
Settlement	Kilmarnock
Address	Former Burlington Bertie's, Braefoot, Kilmarnock
Description	<p>The site is contained within the settlement boundary of Kilmarnock. The site is relatively centrally located and is within walking distance of the town centre. The site is small in scale.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site. The surrounding environment hosts a range of uses, including business and residential.</p>
OS Grid Ref	NS4237NE
Existing Use	Brownfield
Proposed Use	Housing
Site Size	0.1 ha
Site Capacity	Unknown
Planning History	N/A.



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.
	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>

	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is subject to areas of fluvial (present day and projected) and surface water flood risk. 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>
	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. As a precaution, impacts are considered to be negative subject to appropriate mitigation.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	In terms of climate resilience, the site is subject to areas of fluvial (present day and projected) and surface water flood risk. Given the proximity of the Kilmarnock Water, as a precaution, impacts are considered to be negative.

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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is contained within a WoSAS archaeological site/area. As a precaution, impacts are likely to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>

Positive	<p>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. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.</p>					
Mitigating Impacts on the Social Environment	<ul style="list-style-type: none"> • Development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 					
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	Subject to areas of fluvial and surface water flood risk – could be mitigated.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>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.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-M3
Settlement	Kilmarnock
Address	Wellington Street
Description	The site is to located centrally within the Kilmarnock settlement boundary. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site. The surrounding landscape is urban in nature and built up, containing a range of uses including, business, industry and residential.
OS Grid Ref	NS4238SE
Existing Use	Brownfield / Vacant land
Proposed Use	Miscellaneous
Site Size	0.2 ha
Site Capacity	N/A



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Planning History 08/0215/FL – Withdrawn;

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is found within NatureScot’s “Urban” landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant landscape implications. Screened out at Stage 1 assessment.
	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>

	Screened out at Stage 1 Assessment	The site is found within NatureScot's "Urban" landscape classification. It is centrally located within the Kilmarnock settlement, as such it is not anticipated to have any significant positive or negative implications for biodiversity, flora and fauna. Screened out at Stage 1 assessment.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
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 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 identified on the vacant and derelict land register, and its development would therefore bring the site back into use, having a positive impact on soil. The site contains a significant area of contaminated land, the development of which could result in the removal and/or treatment of contaminated land, which would have significant positive environmental impacts on soil quality. In overall terms, impacts on soil are likely to be significant positive and negative in nature.
	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 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 an active travel network which, if utilised, would have a significant positive impact on climatic factors.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Screened out at Stage 1 Assessment	The site is not subject to, or in close proximity to fluvial or surface water flood risk. No significant impacts are anticipated with regards to the water environment. Screened out at Stage 1 assessment.
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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is not contained within any cultural heritage constraints. However, the site borders a significant WoSAS archaeological area/site as well as a number of listed buildings. As a precaution impacts are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • Consultation with WoSAS.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could 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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>

	Positive	There is potential for the development of the site to increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. The development of this site would bring brownfield/vacant derelict land back into use and would result in the removal and/or treatment of contaminated land, having significant positive impacts on material assets. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible and integrated with existing networks.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	KK-M4	
Settlement	Kilmarnock	
Address	West Shaw Street	
Description	The site is located in South Central Kilmarnock and was formerly the location of a supermarket. The brownfield site now forms part of the vacant and derelict land register.	
OS Grid Ref	NS426369	
Existing Use	Vacant/derelict	
Proposed Use	Miscellaneous uses	
Site Size	2.7 ha	
Site Capacity	N/A	
Planning History	<p>96/0385/OL – Approved with Conditions; 97/0025/FL – Approved with Conditions; 98/0212/OL – Approved with Conditions; 01/0573/OL - Refused; 02/0005/OL - Approved with Conditions; 02/0746/FL – Refused; 05/0888/FL – Withdrawn; 07/0825/OL – Approved with Conditions; 07/1061/FL - Approved with Conditions; 16/0538/PP – Withdrawn; 17/0987/PP – Approved with Conditions; 20/0619/PP – Approved; 22/0016/PP – Approved with Conditions.</p>	
Impacts on Environmental Receptors		
Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is located in the south central part of Kilmarnock. The site is classified as “Urban” and was previously the location of a supermarket. The site now forms part of the vacant and derelict register. As a consequence of its urban and previously developed character, no impacts are anticipated in terms of landscape.
	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>



	Screened out at Stage 1 Assessment	The site is located in the south central part of Kilmarnock. The site is classified as “Urban” and was previously the location of a supermarket. The site now forms part of the vacant and derelict land register. As a consequence of its urban and previously developed character, no impacts are anticipated in terms of biodiversity, flora and fauna.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing employment within the area. However, as the site is within walking distance of the Kilmarnock railway station and Bus Station as well as the existing SPT bus network, this is likely to have significant positive impacts. The site is subject to a fluvial flood risk as a consequence of its location within the Irvine Valley/Kilmarnock Water flood plain and development of new floor space within the site is heavily constrained by that risk. A solution to address the problem of flooding so that the site may be unlocked for development remains subject to discussion and analysis. As such, it is likely to have significant climate resilience implications. However, in overall terms and particularly with regard to the sustainable location of the site in proximity to active travel routes and public transport hubs, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> 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 at this time unknown.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	There may be issues associated with soil contamination due to previous uses of the site. Remediation of any soil contamination is likely to have significant positive impacts. The site is predominantly located within the Coal Authority’s Low Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. As a precaution, impacts are considered to be positive and negative, before the implementation of appropriate mitigation.
	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 employment within the area. However, as the site is within walking distance of the existing SPT bus network and is of such a size as to eventually be further connected, this is likely to have significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Positive / Negative	The site is subject to a fluvial flood risk as a consequence of its location within the Irvine Valley/Kilmarnock Water flood plain and development of new floor space within the site is heavily constrained by that risk. A solution to address the problem of flooding so that the site may be unlocked for development remains subject to discussion and analysis. Due to the previous uses of the site, there may be issues associated with groundwater contamination. Remediation of any groundwater contamination is likely to have significant positive impacts. In overall terms, impacts are therefore considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Contaminated soil should be treated, where possible, by remediation and/or removal in discussions with Environmental Health. This is likely to have significant positive impacts. Contaminated groundwater should be treated, where possible, by remediation and/or removal in discussions with Environmental Health. This is likely to have significant positive impacts.
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 subject to any historic environment constraints. As such, impacts on cultural heritage are not anticipated. Screened out at Stage 1 assessment.
Mitigating Impacts on the Historic Environment		N/A. No mitigation required.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / Negative	Development of the site could lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. The treatment and/or removal of potentially contaminated soil and groundwater is likely to have significant positive impacts on human health. The site is within walking distance of a public bus stop which serves local facilities and amenities. Overall, the development of the site will have significant positive environmental impacts on health.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive	Development of the site for employment uses is likely to provide new employment opportunities. There is the likelihood that the development of this site will help to provide economic development within the Kilmarnock area. Therefore, the site is likely to have significant positive impacts on population and employment opportunities within deprived areas.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	The site is within walking distance of a public bus stop which is likely to have significant positive environmental impacts on material assets. The provision of new recreational open space will enhance the green infrastructure within this area resulting in positive impacts. It is unlikely, however, that the

		development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Contaminated soil and groundwater should be treated, where possible, by remediation and/or removal in discussions with Environmental Health. This is likely to have significant positive impacts. The provision of new open space should offer both recreational and amenity open space which creates a sense of place. The developer should also provide further green infrastructure and ensure that the development links into existing path networks. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	Low to medium fluvial water flood risk (present day and projected); consideration and mitigation required.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive and negative impacts associated with redevelopment of the site. In the long term, there are likely to be significant positive impacts if the mitigation and enhancement methods are taken into account.						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-M5	
Settlement	Kilmarnock	
Address	Western Road (area centre)	
Description	<p>The site is bounded by Western Rd, John Walker Dr, Council buildings and a disused railway.</p> <p>The site was allocated in the previous East Ayrshire Local Development Plan (2017) as a miscellaneous opportunity site and is being carried forward into LDP2</p>	
OS Grid Ref	NS420388	
Existing Use	Greenfield, not in agricultural use.	
Proposed Use	Miscellaneous	
Site Size	0.9 ha	
Site Capacity	N/A	
Planning History	19/0529/AMCPPP – Application returned; 13/0543/PP – Approved with Conditions; 99/0776/OL – Withdrawn; 07/0150/FL – Approved with Conditions; 03/0011/FL – Withdrawn; 03/0990/OL – Approved with Conditions; 02/0988/OL – Withdrawn.	

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is fully enclosed by developed land within the urban area, within the Kilmarnock settlement boundary. It is not likely to have any significant landscape character implications. This has therefore been screened out at Stage 1 Assessment.
	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	There is an area of native woodland (young, un browsed, wet woodland) towards the northern corner of the site. The site also forms part of the CSGN noncore acid grassland network (high dispersal). Its

		development could result in the further loss and fragmentation of these networks which would have significant negative impacts on biodiversity, flora and fauna. As a precaution, impacts on Biodiversity, flora and fauna are considered to be significant negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	The site is located adjacent to an existing bus route and associated bus stops, as well as a cycle route. This will have significant positive impacts on air quality by encouraging the use of public transport and active travel. The area is also integrated in the vicinity of residential areas which may further encourage active travel. However, the development of the site for its proposed miscellaneous use is likely to proliferate private car use and potentially goods vehicle movements, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions. In terms of climate resilience, the site is subject to a significant area of low to -medium surface water flood risk. However, it is considered that this could be alleviated through appropriate design, layout and materials. 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 contained within the Coal Authority’s Low Development Risk Area and contains a small segment of an inferred coal seam. There is therefore potential for its development to have detrimental impacts on soil. The site contains a small area of contaminated land. The development of this site could result in the removal and or treatment of contaminated land which would have a positive impact on soil quality. The site is not located in close proximity to any other significant soil related constraints. In overall terms, impacts are considered to be significant positive and negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	The site is located adjacent to an existing bus route and associated bus stops, as well as a cycle route. This will have significant positive impacts on air quality by encouraging the use of public transport and active travel. The area is also integrated in the vicinity of residential areas which may further encourage active travel. However, the development of the site for its proposed miscellaneous use is likely to proliferate private car use and potentially goods vehicle movements, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions.
Water		<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive / Negative	The site is subject to a large area of low-medium surface water flood risk (present day). However, it is considered that this could be alleviated through appropriate design, layout and materials. However,

		given the scale of the risk (almost half the site), as a precaution, impacts are considered to be significant positive and negative in nature.
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. • 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. • Operations of surrounding uses have potential to cause noise and odour beyond their locations. • Consideration and cognisance of this should be demonstrated by the applicant, in order to adequately address the comments provided by SEPA relating to co-location (below). See 'Consultee Comments' section for further information.
Historic Environment	Cultural Heritage Screened out at Stage 1 Assessment	<p><i>Protect and enhance the historic built and natural environment.</i></p> <p>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.</p>
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health Positive/Negative	<p><i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i></p> <p>Development on a site which is likely to have been undermined could potentially have significant negative impacts on human health unless the ground is suitable to take development of this size. The site is located adjacent to an existing bus route and associated bus stops. This will have significant positive impacts on air quality by encouraging the use of public transport. However, given the proposed miscellaneous nature of the site allocation, its development could exacerbate private car use through increased population, as well as the potential movement of business vehicles, 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.</p>

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive	The site is well integrated in the settlement of Kilmarnock and adjoining residential areas. By providing a new area for development of new housing or employment opportunities, the site is likely to have environmental impacts in relation to population. It is also close to public transport links and will potentially remove contaminated land with corresponding positive environmental impacts on material assets and health. It is unlikely that the site will have significant impacts in this regard due to the size of the site.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	Development of the site will proliferate private car use and potentially goods vehicle movements, which will have a detrimental impact in 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. 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		<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. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • Operations of surrounding uses have potential to cause noise and odour beyond their locations. Consideration and cognisance of this should be demonstrated by the applicant. See 'Consultee Comments' section for further information. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low	Vacant and Derelict Land	No	Contaminated Land	Yes
Water	SEPA Flood Risk	No significant flood risk on site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments	<p><u>SEPA</u>: A potential deep surface water flood hazard forms a large portion of the western part of the site, with depths in the range 0.3m-1.0m and in some places >1.0m. This should be discussed with FRMA and Scottish Water.</p> <p>Co-location - Adjacent to Western Road Civic Amenity Site (WML/W/0020050). Normal operations have the potential to cause nuisance through odour and noise beyond the site boundary.</p>					

WWTW Capacity & Waste Water	
Water Supply	

Short, Medium or Long Term and Cumulative Impacts

In the short term, there are likely to be significant negative impacts associated with development of the site, however, these should ease in the medium to long term, as it is anticipated that the both significant positive and negative impacts will occur if the mitigation and enhancement methods are taken into account.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KK-M6
Settlement	Kilmarnock
Address	Northcraigs
Description	<p>The site is relatively small, located within the settlement boundary of Kilmarnock, as identified within the previous East Ayrshire Local Development Plan (2017) and LDP2.</p> <p>The site is located to the north of Kilmarnock.</p> <p>The site was identified as part of a business and industry opportunity site within the previous EALDP (2017) and is now being allocated for miscellaneous development opportunity within LDP2.</p> <p>This portion of the site is allocated for miscellaneous use as a neighbourhood centre.</p>
OS Grid Ref	NS4340NE
Existing Use	Business and industrial
Proposed Use	Miscellaneous
Site Size	0.9ha
Site Capacity	N/A



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Planning History	<p>96/0103/RM – formation of serviced industrial / business park – approved with conditions;</p> <p>01/0083/FL - Proposed Advanced Flexible Business Unit For Class 4/5 Use – approved with conditions;</p> <p>10/0918/PPP – Proposed change of use from agricultural to Class 4 business use – approved with conditions;</p>
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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 located within the Kilmarnock settlement boundary. The site is classified as “Agricultural Lowlands – Ayrshire” (NatureScot character type 66). Key characteristics of this classification are a complex landform, dissected by many burns and streams draining to incised main river valleys creating an undulating lowland landscape, coal measures, pastoral land cover, regular fields and a varying character ranging from very rural to more developed landscapes on urban fringes such as this. The site was allocated in LDP1 for business and industry use; as such there are unlikely to be any additional impacts on natural features. As this site is located within the settlement boundary it is unlikely to have any significant impacts on landscape.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is located within the settlement boundary of Kilmarnock, and it does not contain any biodiversity or nature conservation constraints nor is it found within any CSGN habitat networks. Overall, environmental impacts on biodiversity are likely to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	Positive / Negative	<p>The site is within walking distance of a suburb centre at Glasgow Road. There are bus stops within walking distance serviced by a range of routes. This will have significant positive impacts on greenhouse gas emissions by encouraging the use of public transport. However, the use of this site for miscellaneous purposes is likely to proliferate private car use and goods vehicle movements, which would have significant negative impacts on greenhouse gas emissions.</p> <p>Some areas of the site are low to medium risk of surface water flooding (present day), which can be mitigated through appropriate siting and design and integration of sustainable urban drainage (SuDS). With mitigation measures, it is unlikely to have any climate resilience implications as a result. Overall, the environmental impacts on climatic factors are likely to be significant positive and negative.</p>
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that accessibility to the site is maximised by linking into existing cycling and walking routes, including any core paths and rights of way, and public transport. Internal layouts should favour pedestrian movement. Mitigation measures are required to address the surface water flooding risk.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site does not contain any soil related constraints, thus development at this location would have a secondary positive impact by directing development away from other, more sensitive sites. However, most of the site falls within a Coal Authority Development Low Risk area and there are parts to the

		southern edge which fall within the High Risk area; this may have a negative environmental impact. Overall, environmental impacts on soil are likely to be significant positive and negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	The site is within walking distance of a suburb centre. There are bus stops within walking distance serviced by a range of routes. This will have significant positive impacts on air quality by encouraging the use of public transport. However, the use of this site for miscellaneous purposes is likely to proliferate private car and goods vehicle movements, which would have significant negative impacts on air quality. Overall, the environmental impacts on air are likely to be significant positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not subject to any fluvial flood risk. Surface flood risk can be alleviated by appropriate siting, design and integration of sustainable drainage systems (SuDS); after mitigation, environmental impacts on water are likely to be neutral.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Research and appropriate siting is required to minimise development risk from past coal extraction. • It should be ensured that accessibility to the site is maximised by linking into existing cycling and walking routes, including any core paths and rights of way, and public transport. Internal layouts should favour pedestrian movement. • Mitigation measures are required to address the surface water flooding risk.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 assessment	The site is located within the settlement boundary of Kilmarnock. No impacts on the historic environment are anticipated as the site is not in close proximity to any built or natural historic assets. As such, this has been screened out at Stage 1 Assessment.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • N/A. No mitigation is required for 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	The site is within walking distance of bus stops. This will have significant positive impacts on health by promoting an active lifestyle and by improving air quality through the reduction of car trips. In addition, the use of the site as a neighbourhood centre will contribute positively to the community. However, given the proposed nature of the site allocation, its development is likely to exacerbate private car use through increased population, as well as the movement of business vehicles, in turn detrimentally impacting on air quality, having a negative environmental impact on human health. Overall, environmental impacts on human health are likely to be both significant positive and negative in nature.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>

	Positive	The development of the site is likely to encourage additional use of the site, and the community coming together, which would have significant positive impacts on population. The site is within walking distance of bus stops. This will have significant positive impacts on health by promoting an active lifestyle and by improving air quality through the reduction of car trips. By providing community uses, the site is likely to have positive environmental impacts on the population. Proximity to public transport links is also likely to have a positive impact.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive / Negative	Development on this site is likely to proliferate private car use and goods vehicle movements, which will have a detrimental impact on material assets. However, the development will be required to integrate with existing public and active travel networks, having significant positive impacts. Overall, environmental impacts are likely to be significant positive and negative.				
Mitigating Impacts on the Social Environment		<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. 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 and High	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Surface water only (low to medium)				
Access						
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during development of the site. Long term impacts are likely to be significant positive if the mitigation and enhancement measures are taken into account and the development follows Council policy and guidance to create a sense of place.</p>						

CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma	
Site Ref	CEM8
Settlement	Kilmarnock
Address	Kilmarnock
Description	<p>The site is located to the north of Kilmarnock. The site is found within the settlement boundary and proposes an extension area for the existing cemetery to which it is adjacent.</p> <p>The site is accessible from the Grassyards Road.</p> <p>The site was identified as Proposal site within the previous East Ayrshire Local Development Plan (2017).</p>
OS Grid Ref	NS4438NW
Existing Use	Agricultural
Proposed Use	Extension to existing cemetery
Site Size	1.7 ha
Site Capacity	Unknown
Planning History	N/A
Impacts on Environmental Receptors	
Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>



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Natural Features	Neutral	The site is found within NatureScot's "Urban" landscape character assessment area. Given the proposed use, it is not considered to have significant positive or negative landscape impacts. In overall terms, impacts are not likely to be significant, and as such 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>
	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	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	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	<ul style="list-style-type: none"> 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	<i>To protect and improve soil and land resources.</i>
	Negative	The southern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the northern part of the site is within the Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	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	<i>To manage flood risk and safeguard the environment from degradation.</i>	

	Neutral	The site is subject to a small area of low-high surface water flood risk. However, given the proposed use of the site, it is unlikely to have significant implications. As such, impacts are considered to be neutral.
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.
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. 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	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	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	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	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	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	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 & High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant flood risk implications – small area of surface water flood risk.				
Access						
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site. No long term or cumulative impacts are anticipated.						

PROPOSAL SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma	
Site Reference	PROP3
Settlement	Kilmarnock
Address	Glasgow Road
Description	The site is within the Kilmarnock settlement boundary, towards the northern part of the town. It is the former Howard Park Hotel site, currently used as a surface car park and informal park and ride for buses into the town. The site was allocated for miscellaneous uses in the previous EALDP 2017 (372M).
OS Grid Ref	NS4340SE
Existing Use	Car park, informal park and ride
Proposed Use	Formal Park and Ride
Site Size	0.5 ha
Site Capacity	N/A
Planning History	. 16/0014/PREAPP Proposed major development comprising retail and residential - Scope agreed;
Impacts on Environmental Receptors	
Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>



Natural Features	Screened out at Stage 1 Assessment	The site is in a built up area within the settlement boundary, and as such development on the site would not have a significant impact on landscapes. Development of the site for park and ride uses would not divert development from other, less preferable locations, and as such it is not likely to have significant positive impacts either. As such, no impacts on landscapes are anticipated as a result of the potential development of this site.
	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>
	Screened out at Stage 1 Assessment	Screened out at Stage 1 Assessment. The site is currently hardstanding within a built up area and as such it has little ecological value. Development of the site for park and ride uses would not divert development from other, more ecologically valuable locations, and as such it is not likely to have significant positive impacts either. As such, no impacts on biodiversity are anticipated as a result of the potential development of this site.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive	Although the creation of a car park would generally increase the reliance on the private car, the creation of a park and ride facility is likely to increase the use of the bus services for the final mile of the journeys, thus overall reducing greenhouse gas emissions. Besides, the current use is already as a car park, so formalisation of this use is not likely to have a significant impact on car trips. Reduction of car traffic inside the town is also likely to reduce traffic congestion, which in turn reduces the amount of time vehicles spend both circulating and idling, further reducing greenhouse gas emissions.
Mitigating Impacts on Natural Features	•	
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's High Risk Area, and contains two Mine Shafts. There is therefore potential for this development to have detrimental impacts on soil. The site is not located in close proximity to any other soil related constraints. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive	Although the creation of a car park would generally increase the reliance on the private car, the creation of a park and ride facility is likely to increase the use of the bus services for the final mile of the journeys, thus overall reducing greenhouse gas emissions. Besides, the current use is already as a car park, so formalisation of this use is not likely to have a significant impact on car trips. Reduction of car traffic inside the town is also likely to reduce traffic congestion, which in turn reduces the amount of time vehicles spend both circulating and idling, further reducing greenhouse gas emissions.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Negative	Most of the site is subject to low to high areas of surface water flood risk. Development on areas subject to surface water flood risk is not normally considered to have a significant impact, however due to the extents of the area at risk in comparison with the area of the site, in this instance it is deemed to have a negative impact before mitigation as a precaution. It is noted that a car park is likely to constitute a water compatible use.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Appropriate site investigations will be required before any development can take place to clarify the implications of the high risk coal authority status, and to design the site accordingly, with special account for the known mine shafts. • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. • 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 for the future development of this site. • 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. • There is an opportunity to improve resilience to the effects of climate change through the use of permeable paving and SUDS as part of this development; this should be incorporated into the design.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment	Screened out at Stage 1 Assessment. There is a WoSAS site within the area but this refers to the demolished Howard Park Hotel.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • Consultation with WoSAS is recommended to ensure there are no extant archaeological assets on site.
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	Development of this site for a park and ride facility is likely to reduce traffic and congestion in central areas of Kilmarnock, leading to better air quality and in turn to a positive impact on public health.

	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>				
	Positive	Development of a park and ride is likely to increase usage of public transport, which is then able to offer improved services. This is likely to have positive impacts on population.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	Development of this site would reuse an existing asset: underused land. This is likely to represent a positive impact on material assets.				
Mitigating Impacts on the Social Environment		<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. There is potential to include cycle parking/storage facilities as part of the park and ride to link the public transport network with the existing cycling infrastructure. This should be considering during the design. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Low to medium surface water flooding throughout the site.				
Access	The site is accessed from a roundabout on Glasgow Road, Kilmarnock.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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	PROP8
Settlement	KILMARNOCK
Address	MOUNT CARMEL PS
Description	The site is located to the north west of Kilmarnock and is located within the settlement boundary for Kilmarnock.
OS Grid Ref	NS4240SE
Existing Use	The site is currently used for educational purposes (primary school and early childhood centre)
Proposed Use	Redevelopment of the site for educational purposes
Site Size	2.8ha
Site Capacity	N/A



Planning History	22/0037/PAA
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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>
	Screened out At Stage 1	Screened out at Stage 1
	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>

	Screened out At Stage 1	Screened out at Stage 1
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive and negative	The redevelopment of the site could have significant negative effects in terms of climate, as the nature of the use proposed is likely to result in private car journeys. However, the site is located within walkable distance to local bus stops with regular services operating within the area. In addition, there is a good active travel network within close proximity to the site. The redevelopment of the site could also have significant negative effects on climate resilience as sections of the site experience low to medium probability of flooding.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive and negative	The site is located within the Coal Authority's Low Development Risk Area. Although not within a High Development Risk Area, caution should be applied. As a result, environmental impacts are likely to be significant positive and negative in nature.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive and negative	Due to the nature of the proposal, its development is likely to increase and proliferate the use of private modes of transport which would have significant negative impacts on air quality and greenhouse gas emissions. However, it is noted that the site is contained within the settlement boundary of Kilmarnock and is located within close proximity to local bus stops and a regular local bus service. There are also other bus stops in close proximity to the site. Given its urban setting, the site is also connected to the local active travel network, having positive impacts on air quality. In overall terms, environmental impacts on air quality are likely to be significant positive/negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive and negative	The redevelopment of the site could have significant negative effects on climate resilience as sections of the site experience low to medium probability of surface flooding.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Development of the site should take into consideration the Coal Authority Development Low Risk Area and implement mitigation measures if required. Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site.

		<ul style="list-style-type: none"> The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out At Stage 1	Screened out at Stage 1
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> N/A. There are unlikely to be significant impacts on cultural heritage.
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 and negative	The site is within close proximity to a well-connected active travel network and public transport network. 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. However, given the nature of the site proposal, its development could exacerbate private car use through increased car journeys to and from an educational establishment, 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	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive and negative	The site is within close proximity to a well-connected active travel network and public transport network and will provide the local population with a new educational facility. There is opportunity for the enhancement and extension of the existing active travel network, contributing positively to the local population and in turn human health. However, given the nature of the site proposal, its development could exacerbate private car use through increased car journeys to and from an educational establishment, 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.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive and negative	The development of the site could proliferate any infrastructure capacity issues experienced within the location of the site. Its development is likely to 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 transport and active travel networks, having significant positive impacts through the likely increased provision of these routes, which will increase the overall connectivity of place. In overall terms, the environmental impacts of the development of this site are likely to be significant positive and negative.

<p>Mitigating Impacts on the Social Environment</p>	<ul style="list-style-type: none"> Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. 					
<p>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</p>						
<p>Soil</p>	<p>Coal Authority Risk Assessment</p>	<p>Low</p>	<p>Vacant and Derelict Land</p>	<p>None</p>	<p>Contaminated Land</p>	<p>None</p>
<p>Water</p>	<p>SEPA Flood Risk</p>	<p>Low-high surface water flood risk in sections of site</p>				
<p>Consultee Comments</p>						
<p>WWTW Capacity & Waste Water</p>						
<p>Water Supply</p>						
<p>Short, Medium or Long Term and Cumulative Impacts</p>						
<p>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.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	PROP 9
Settlement	KILMARNOCK
Address	ONTHANK PS
Description	The site is located to the north west of Kilmarnock and is located within the settlement boundary for Kilmarnock.
OS Grid Ref	NS4240SE
Existing Use	The site is currently used for educational purposes (primary school and early childhood centre)
Proposed Use	Redevelopment of the site for educational purposes
Site Size	5.9ha
Site Capacity	N/A



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Planning History	13/0566/PP – Approved with Conditions; 19/0186/PP – Approved;
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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>
	Screened out At Stage 1 Assessment	Given the urban context of the site there are unlikely to be significant impacts on landscape or geology. Screened out at Stage 1.
	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>
	Screened out at Stage 1 Assessment	Given the urban context of the site there are unlikely to be significant impacts on biodiversity, flora and fauna. Screened out at Stage 1.

	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	The redevelopment of the site could have significant negative effects in terms of climate, as the nature of the use proposed is likely to result in private car journeys. However, the site is located within walkable distance to local bus stops with regular services operating within the area. In addition, there is a good active travel network within close proximity to the site. The redevelopment of the site could also have significant negative effects on climate resilience as sections of the site experience a low to high probability of flooding.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. • The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated. • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character, biodiversity and habitat networks to offset loss. • The developer will be required to investigate the flooding issues further and contact with SEPA at an early stage is required to formulate any flood mitigation measures that may be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown. • It should be ensured that the site is 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>
	Negative	The site is located within the Coal Authority's Low Development Risk Area. Although not within a High Development Risk Area, caution should be applied. As a result, environmental impacts are likely to be significant positive and negative in nature, subject to appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Due to the nature of the proposal, its development is likely to increase and proliferate the use of private modes of transport which would have significant negative impacts on air quality and greenhouse gas emissions. However, it is noted that the site is contained within the settlement boundary of Kilmarnock and is located within close proximity to local bus stops and a regular local bus service. There are also

		other bus stops in close proximity to the site. Given its urban setting, the site is also connected to the local active travel network, having positive impacts on air quality. In overall terms, environmental impacts on air quality are likely to be significant positive/negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The redevelopment of the site could have significant negative effects on climate resilience as sections of the site experience low to medium probability of surface water flooding. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Development of the site should take into consideration the Coal Authority Development Low Risk Area and implement mitigation measures if required. Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated.
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 contained within or located in close proximity to any historic or cultural heritage assets. Screened out at Stage 1
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> N/A. Mitigation is not required as the site is unlikely to have any significant impacts on the historic environment or cultural heritage.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / Negative	The site is within close proximity to a well-connected active travel network and public transport network. 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. However, given the nature of the site proposal, its development could exacerbate private car use through increased car journeys to and from an education establishment, 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	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive / Negative	The site is within close proximity to a well-connected active travel network and public transport network and will provide the local population with a new educational facility. There is opportunity for the enhancement and extension of the existing active travel network, contributing positively to the local population and in turn human health. However, given the nature of the site proposal, its development

		could exacerbate private car use through increased car journeys to and from an educational establishment, 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.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive / Negative	The development of the site could proliferate any infrastructure capacity issues experienced within the location of the site. Its development is likely to 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 transport and active travel networks, having significant positive impacts through the likely increased provision of these routes, which will increase the overall connectivity of place. 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		<ul style="list-style-type: none"> Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low	Vacant and Derelict Land	None	Contaminated Land	None
Water	SEPA Flood Risk	Low-high surface water flood risk in sections of site				
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>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, including the creation of new multi-functional green infrastructure.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	PROP12
Settlement	KILMARNOCK
Address	HILLHEAD PS
Description	The site is located in the north west of Kilmarnock and is located within the settlement boundary for Kilmarnock.
OS Grid Ref	NS423391
Existing Use	The site is currently used for educational purposes (primary school and early childhood centre)
Proposed Use	Redevelopment of the site for educational purposes
Site Size	2.1ha
Site Capacity	N/A



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Planning History 15/0547/PP: Approved with Conditions, 19/0489/PP: Approved with Conditions

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out At Stage 1	Screened out at Stage 1
	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>
	Screened out At Stage 1	Screened out at Stage 1

	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive and negative	The redevelopment of the site could have significant negative effects in terms of climate, as the nature of the use proposed is likely to result in private car journeys. However, the site is located within walkable distance to local bus stops with regular services operating within the area. In addition, there is a good active travel network within close proximity to the site. The redevelopment of the site could also have significant negative effects on climate resilience as sections of the site experience low to medium probability of flooding.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is located within the Coal Authority's High Development Risk Area. There is therefore potential for its development to have significant negative 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	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive and negative	Due to the nature of the proposal, its development is likely to increase and proliferate the use of private modes of transport which would have significant negative impacts on air quality and greenhouse gas emissions. However, it is noted that the site is contained within the settlement boundary of Kilmarnock and is located within close proximity to local bus stops and a regular local bus service. There are also other bus stops in close proximity to the site. Given its urban setting, the site is also connected to the local active travel network, having positive impacts on air quality. In overall terms, environmental impacts on air quality are likely to be significant positive/negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive and negative	The redevelopment of the site could have significant negative effects on climate resilience as sections of the site experience low to medium probability of surface flooding.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Development of the site should take into consideration the Coal Authority Development High Risk Area and implement mitigation measures if required. Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site.

		<ul style="list-style-type: none"> The developer will be required to investigate the surface water flooding issues further and apply appropriate mitigation at the design stage once the flooding issues have been investigated.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out At Stage 1	Screened out at Stage 1
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> N/A. There are unlikely to be significant impacts on cultural heritage.
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 and negative	The site is within close proximity to a well-connected active travel network and public transport network. 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. However, given the nature of the site proposal, its development could exacerbate private car use through increased car journeys to and from an education establishment, 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	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive and negative	The site is within close proximity to a well-connected active travel network and public transport network and will provide the local population with a new educational facility. There is opportunity for the enhancement and extension of the existing active travel network, contributing positively to the local population and in turn human health. However, given the nature of the site proposal, its development could exacerbate private car use through increased car journeys to and from an education establishment, 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.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive and negative	The development of the site could proliferate any infrastructure capacity issues experienced within the location of the site. Its development is likely to proliferate private car use which will have a detrimental impact in air quality and GHG emission targets. However, the development will be required to integrate with existing public transport and active travel networks, having significant positive impacts through the likely increased provision of these routes, which will increase the overall connectivity of place. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.

<p>Mitigating Impacts on the Social Environment</p>	<ul style="list-style-type: none"> Development of the site should ensure that the sustainable travel hierarchy is applied and good quality active travel links are made and integrated well with the existing public transport network and active travel network routes near the site. 					
<p>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</p>						
<p>Soil</p>	<p>Coal Authority Risk Assessment</p>	<p>High</p>	<p>Vacant and Derelict Land</p>	<p>None</p>	<p>Contaminated Land</p>	<p>None</p>
<p>Water</p>	<p>SEPA Flood Risk</p>	<p>Low-medium surface water flood risk in sections of site</p>				
<p>Consultee Comments</p>						
<p>WWTW Capacity & Waste Water</p>						
<p>Water Supply</p>						
<p>Short, Medium or Long Term and Cumulative Impacts</p>						
<p>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.</p>						



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