



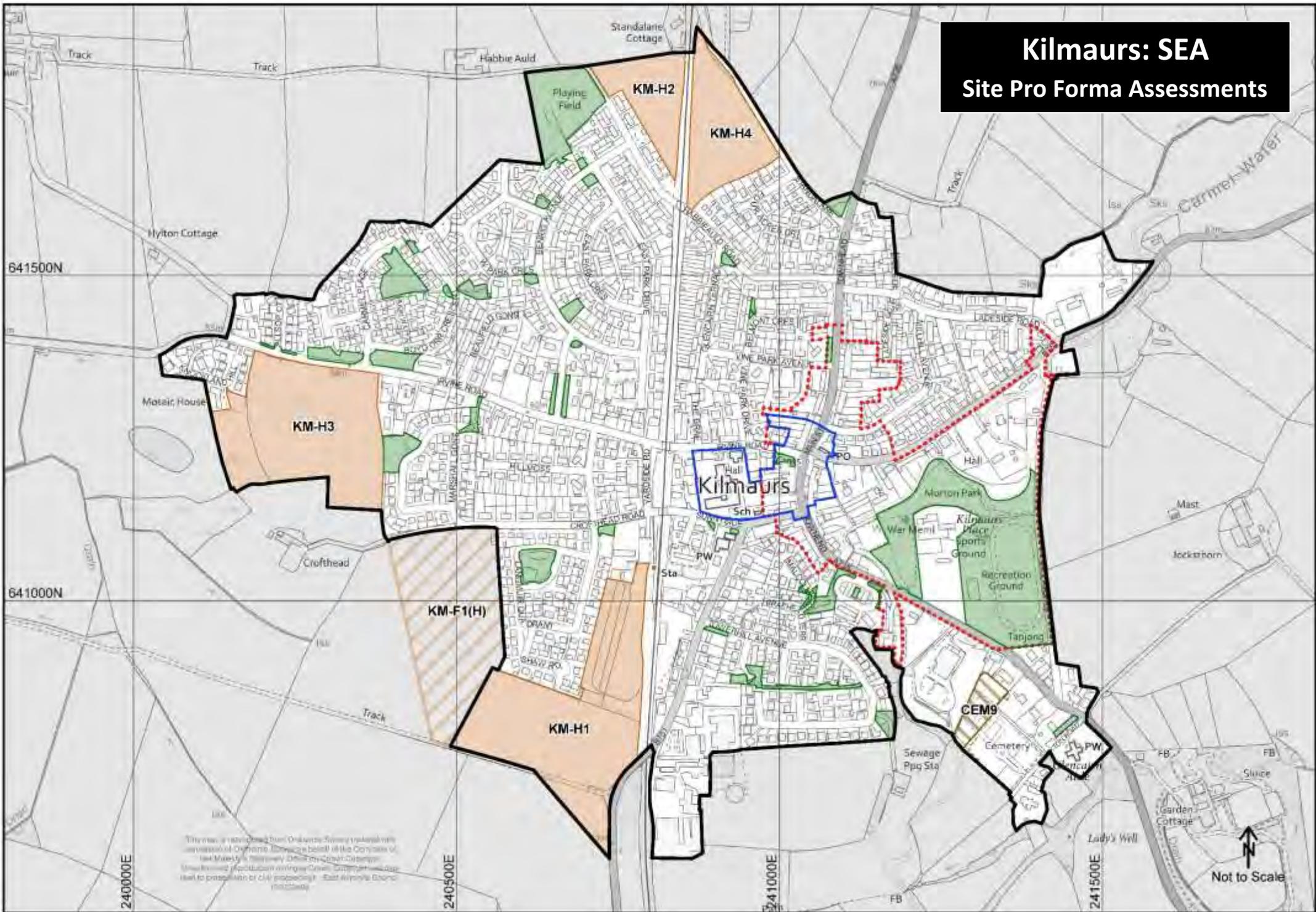
EAST AYRSHIRE COUNCIL

# Local Development Plan 2

# Environmental Report

2024

# Kilmaurs: SEA Site Pro Forma Assessments



### List of Local Development Plan 2 Sites

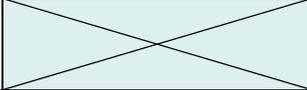
Local Development Plan 2 sites			
KILMAURS			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
<b>KM-M1</b>	Residential	Crosshouse Road, Kilmaurs	305H
<b>KM-H2</b>	Residential	Habbieauld Road, Kilmaurs	
<b>KM-H3</b>	Residential	Irvine Road, Kilmaurs	422H
<b>KM-H4</b>	Residential	Standalane, Kilmaurs	
<b>KM-F1(H)</b>	Future Growth (Residential)	Crosshouse Road, Kilmaurs	
<b>CEM9</b>	Cemetery Extension	Kilmaurs Cemetery, Kilmaurs	PROP18

### Strategic Environmental Assessment

#### Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
<b>KILMAURS</b>		
<b>RESIDENTIAL</b>		
<b>KM-H1:</b> Crosshouse Road, Kilmaurs	Yes	Yes
<b>KM-H2:</b> Habbieauld Road, Kilmaurs	Yes	Yes
<b>KM-H3:</b> Irvine Road, Kilmaurs	Yes	Yes
<b>KM-H4:</b> Standalane, Kilmaurs	Yes	Yes
<b>FUTURE GROWTH (RESIDENTIAL)</b>		
<b>KM-F1(H):</b> Crosshouse Road, Kilmaurs	Yes	Yes
<b>PROPOSAL SITES – CEMETERY EXTENSION</b>		
<b>CEM9:</b> Kilmaurs Cemetery, Kilmaurs	Yes	Yes

**Stage 2 Assessment Outcomes – Summary Table**

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

<b>Policy</b>	<b>Landscape &amp; Geology</b>	<b>Biodiversity, Flora &amp; Fauna</b>	<b>Climatic Factors</b>	<b>Soil</b>	<b>Air</b>	<b>Water</b>	<b>Cultural Heritage</b>	<b>Health</b>	<b>Population</b>	<b>Material Assets</b>
<b>RESIDENTIAL</b>										
<b>KM-H1:</b> Crosshouse Road, Kilmaurs	N	N	SP/N	SN	SP/N	N		SP/N	SP/N	SP
<b>KM-H2:</b> Habbieauld Road, Kilmaurs	SN	SN	SP/N	SN	SP/N	N	N	SP/N	SP/N	SN
<b>KM-H3:</b> Irvine Road, Kilmaurs	N	N	SP/N	SN	SP/N	N		SP/N	SP/N	SP/N
<b>KM-H4:</b> Standalane, Kilmaurs	SN	SN	SP/N	N	SP/N	N	N	SP/N	SP	SP/N
<b>FUTURE GROWTH (RESIDENTIAL)</b>										
<b>KM-F1(H):</b> Crosshouse Road, Kilmaurs	SN	SN	SP/N	SN	SP/N	N	N	SP/N	SP/N	SN
<b>CEMETERY EXTENSION</b>										
<b>CEM9:</b> Kilmaurs Cemetery, Kilmaurs	N		N	SN	N	N		N	N	SP

## Stage 1 Assessment Tables

## RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

<b>KM-H1: Crosshouse Road, Kilmaurs</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
Natural Features	There are likely to be environmental impacts as 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. No significant impacts are likely for 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 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 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	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.

<b>KM-H2: Habbieauld Road, Kilmaurs</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors, landscape/geology and biodiversity, flora and fauna. 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 out at Stage 1 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	No environmental impacts on the historic environment are anticipated for this site. However, these should be considered at stage 2 and not 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.
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.

	negative in nature. This should be considered in more detail at Stage 2 assessment.	
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**KM-H3: Irvine Road, Kilmaurs**

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. No significant impacts anticipated for landscape and biodiversity.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as a result of developing on this site in terms of soil 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. To be considered at Stage 2 assessment and not screened out.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	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 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.

**KM-H4: Standalane, Kilmaurs**

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/geology and biodiversity, flora and fauna. 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 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 and soil are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (air). 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 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.

### FUTURE GROWTH SITE (RESIDENTIAL)

#### KM-F1(H): Crosshouse Road, Kilmaurs

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/geology and biodiversity, flora and fauna. 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 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 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 in for further consideration, but impacts likely to be neutral.	Yes. 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 and negative or 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.

### PROPOSAL: CEMETERY EXTENSION SITE(S)

#### CEM9: Kilmaurs Cemetery, Kilmaurs

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

Social Environment	There are unlikely to be significant environmental impacts as a result of developing on this site in terms of human health and population. Impacts on material assets are anticipated. There is a presumption that these will be positive in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.
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Stage 2 Assessments – Site Pro Forma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	KM-H1
Settlement	Kilmaurs
Address	Crosshouse Road
Description	The site is located to the south of Kilmaurs. To the east of Langmuir Quadrant, south of Shaw Road and west of Kilmaurs railway.
	The site was allocated within the previous East Ayrshire Local Development Plan as a housing development opportunity site and is being carried over into LDP2.
OS Grid Ref	NS4040NE
Existing Use	Greenfield - LDP1 allocation
Proposed Use	Housing
Site Size	5.4 ha
Site Capacity	128 units (Indicative)
Planning History	N/A



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Impacts on Environmental Receptors

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located largely within the settlement boundary of Kilmarnock, with a portion of the site being outwith the boundary (as identified in the LDP1). 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. Impacts on landscape are considered to be neutral, although cumulative impacts could be experienced if developed alongside other housing sites in Dunlop.
	<b>Biodiversity, Flora &amp; Fauna</b>	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Neutral</b>	Given the scale and setting of the site, environmental impacts on biodiversity have been considered. The site is not subject to any biodiversity, flora and fauna related constraints, nor is it in close proximity to any of these constraints. As such, impacts are considered to be neutral.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The proposed residential use is likely to proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to be significant positive impacts. The site is also in close proximity to a rail network. 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.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>

		<ul style="list-style-type: none"> <li>• Appropriate screening and planting should be utilised throughout the development in order to mitigate any potential impacts on landscape character and setting.</li> <li>• Existing trees and hedgerows should be retained.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The southern part of the site is contained within the Coal Authority's Low Development Risk Area, whereas the northern part of the site is within 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. Development of the site would lead to the loss of an area of Category 3(2) locally important good quality agricultural land. Therefore the site is likely to have significant negative environmental impacts on soil. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the 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 also in close proximity to a rail network.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	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.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• Unfortunately, there are no mitigation measures that will offset the loss of agricultural land.</li> <li>• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.</li> </ul>

<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	Development of 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. The site is within walking distance of the railway station, bus stop and amenities and is therefore likely to encourage walking and use of public transport, as opposed to the use of the private car, thus have significant positive environmental impacts. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	Development of 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 on population.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive</b>	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.

<b>Mitigating Impacts on the Social Environment</b>	<ul style="list-style-type: none"> <li>• The developer should also provide further green infrastructure and ensure that the development links into existing path networks especially those that link into the public transport route. This is also likely to have significant positive impacts.</li> <li>• The provision of new open space should conform to the guidelines within the New Development Design guidance and should offer both recreation 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.</li> <li>• The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>
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**Services, Infrastructure Capacity, Deliverability and Sustainability Constraints**

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No significant water issues - Areas of low to medium surface water flooding.				
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.					
<b>Consultee Comments</b>						

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

In the short term, there are likely to be significant negative impacts associated with redevelopment of the site, however, these should ease in the medium term, as it is anticipated that the both significant positive and negative impacts will occur. In the long term, there are likely to be significant positive impacts if the mitigation and enhancements 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	KM-H2
Settlement	Kilmaurs
Address	Habbieauld Road
Description	The site is located to the north of Kilmaurs. The site is partially contained within the settlement boundary of Kilmaurs and partially outwith, in the Rural Protection Area. The site is currently used for agricultural land and there are playing fields located in the middle of the site.
OS Grid Ref	NS4041NE
Existing Use	Playing pitch/Greenfield
Proposed Use	Residential
Site Size	1.3 ha
Site Capacity	29 units (Indicative)



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>
	<b>Negative</b>	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 core and a network of major roads which conflict with the rural character and presence of heavy traffic. The site is located to

		the north of Kilmaurs and is a prominent area of land near Standalane, and access point into Kilmaurs. It is considered that its development is likely to alter the character of this area. The development of the site would also result in the loss of safeguarded open space. In overall terms, environmental impacts are considered 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 in close proximity to any designated or safeguarded sites. The development of this site would result in the removal of safeguarded open space and greenfield habitat. The site contributes to the green corridor, creating recreational spaces and habitat networks, the removal of which would be adverse. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, 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	Development of the site is likely to have negative impacts on climatic factors by proliferating private car use and in turn increasing greenhouse gas emissions. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). There is a core path in relatively close proximity to the site, although it is noted there is a railway line separating the site from this active travel network. There is opportunity to expand and integrate the site with active travel networks, having a positive impact on climate. The site is within 90 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. In terms of climate resilience, the site is not subject to any pluvial or surface water flooding. In overall terms, it is considered that the development may have positive and negative impacts on climatic factors.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.</li> <li>• Existing trees and hedgerows should be retained.</li> </ul>
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The development would not result in the loss of important soil resources such as carbon rich soils, peatland or raised/intermediate bogs. However, the site is contained within prime quality agricultural land

		of "Local Good Quality", thus the development of the site would result in the loss of this asset. As a result, the environmental impact on soil is likely to be negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). There is a core path in relatively close proximity to the site, although it is noted there is a railway line separating the site from this active travel network. There is opportunity to expand and integrate the site with active travel networks, having a positive impact. The site is within 90 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. In overall terms, it is considered that the development may have positive and negative impacts on air quality.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	The site is not subject to any pluvial or surface water flooding. There is potential for the development of the site to increase surface water flooding risk at this location due to increased impermeable surfaces. However, it is considered that any detrimental impacts could be alleviated through appropriate design and layout which integrates SuDS. As such, the environmental impacts on the water environment are considered to be neutral, and on the basis of impacts not being significant, and subject to appropriate mitigation.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• Unfortunately, there is no mitigation which can prevent or alleviate the loss of prime quality agricultural land.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• In accordance with Policy CR1, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Neutral</b>	The site is not within a Conservation Area, does not include Listed Buildings or Scheduled Monuments or is within an area of archaeological importance. Development of this site would not impact on the setting of the Conservation Area. In overall terms, environmental impacts are likely to be neutral.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>

	<b>Positive/Negative</b>	There are good opportunities for site access within the existing residential area. Development of the site is likely to have negative impacts on human health by proliferating private car use and in turn affecting air quality. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). There is a core path in relatively close proximity to the site, although it is noted there is a railway line separating the site from this active travel network. There is opportunity to expand and integrate the site with active travel networks, having a positive impact on climate. The site is within 90 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. However, the development of the site would result in the loss of safeguarded open space identified within the LDP1 (2017). In overall terms, it is considered that the development may have positive and negative impacts on human health.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	There are good opportunities for site access within the existing residential area. Development of the site is likely to have negative impacts on population by proliferating private car use and in turn increasing greenhouse gas emissions. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). There is a core path in relatively close proximity to the site, although it is noted there is a railway line separating the site from this active travel network. There is opportunity to expand and integrate the site with active travel networks, having a positive impact on climate. The site is within 90 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. However, the development of the site would result in the loss of safeguarded open space identified within the LDP1 (2017). In overall terms, it is considered that the development may have positive and negative impacts on population.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Negative</b>	Development of the site is likely to have negative impacts on material assets by proliferating private car use and in turn increasing greenhouse gas emissions, in opposition of the objectives of the MIR. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). There is opportunity to expand and integrate the site with active travel networks, having a positive impact on climate. The site is within 90 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. In terms of climate resilience, the playing field section of the site (middle) is subject to a high-medium risk of surface water flooding. The development of this site could exacerbate existing surface water flooding of this site under a changing climate, if inappropriately and inconsiderately developed. In overall terms, it is considered that the development is likely to have net negative impacts on material assets.

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

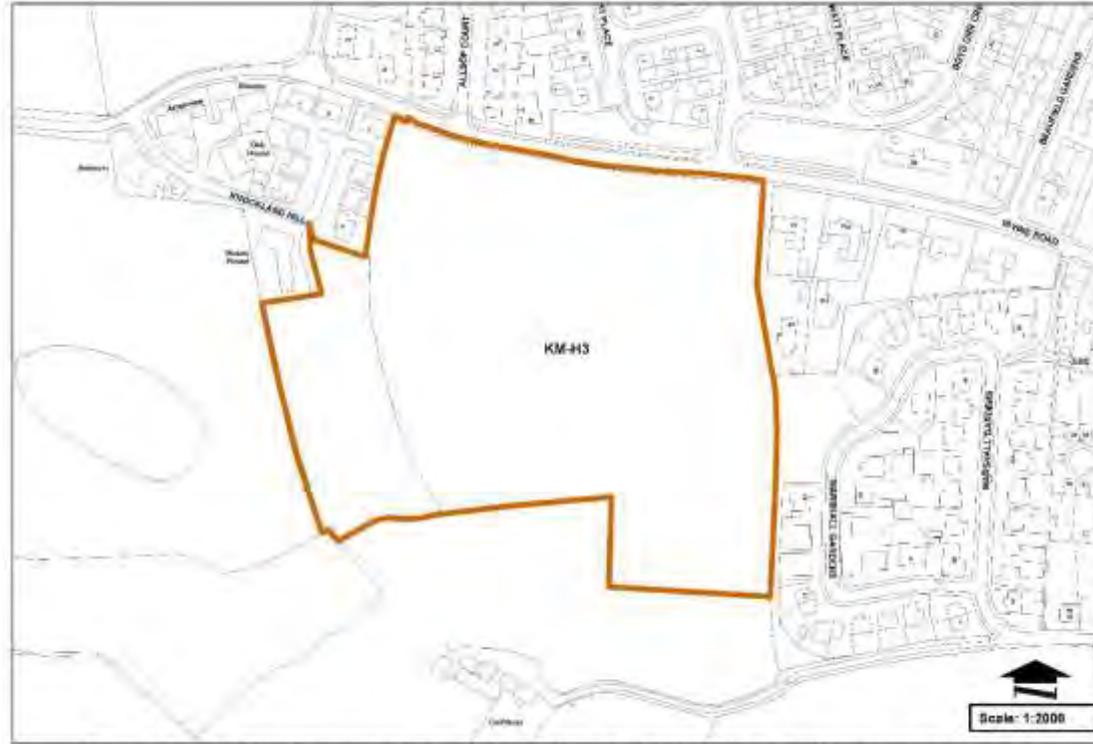
<b>Soil</b>	Coal Authority Risk Assessment	N/A	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	N/A				
<b>Access</b>	There are good opportunities for site access within the existing residential area.					
<b>Nature Scot Comments</b>	<p><u>NatureScot:</u> We note that part of this site (the playing fields in the western section of the site) is allocated in the current Plan as safeguarded open space therefore built development here would result in the loss of open space. Paragraph 220 of Scottish Planning Policy states that "Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking".</p> <p>There may be capacity in the eastern pocket of this site, however, it is out with the settlement boundary and detailed assessment will be required. Proposals would need to provide a robust and defensible settlement edge to prevent incremental erosion of the rural setting. Housing should also be cohesive with the character of existing development as well as having active frontages.</p>					
<b>WWTW Capacity &amp; Waste Water</b>	Sufficient capacity for proposed units.					
<b>Water Supply</b>	Sufficient capacity in current system.					

### Short, Medium or Long Term and Cumulative Impacts

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

## Strategic Environmental Assessment (SEA) Pro Forma

<b>Site Reference</b>	<b>KM-H3</b>
<b>Settlement</b>	Kilmaurs
<b>Address</b>	Irvine Road
<b>Description</b>	The site is located to the west of Kilmaurs. The site is contained within the settlement boundary of Kilmaurs.  The site was allocated within the previous LDP1 (2017) as a housing development opportunity site (422H) and is being carried forward as such into LDP2.
<b>OS Grid Ref</b>	NS4041SW
<b>Existing Use</b>	Greenfield
<b>Proposed Use</b>	Residential
<b>Site Size</b>	4.8 ha
<b>Site Capacity</b>	65 units (Indicative)



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<b>Planning History</b>	<b>16/0083/PPP</b> – Proposed change of use from agricultural land to residential development of 90 dwellings – Approved with Conditions; <b>15/0029/EIASCR</b> – Screening request for proposed residential development – EIA not required; <b>15/0024/PREAPP</b> ; <b>15/0003/PACSCR</b> ; <b>20/0181/AMCPPP</b> – Approved; <b>20/0003/AMCPPP</b> – Approved with Conditions; <b>22/0191/PP</b> – Application under Section 42 to extend condition 6 of planning consent 16/0083/PPP – Approved with Conditions; <b>22/0628/AD</b> – Advance directional signage – Application Returned
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### Impacts on Environmental Receptors

Landscape

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

<b>Natural Features</b>	<b>Neutral</b>	The site is located largely within the settlement boundary of Kilmarnock, with a portion of the site being outwith the boundary (as identified in the EALDP). 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. Impacts on landscape are considered to be neutral, although cumulative impacts could be experienced if developed alongside other housing sites in Dunlop.
	<b>Biodiversity, Flora &amp; Fauna</b>	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Neutral</b>	Given the scale and setting of the site, environmental impacts on biodiversity have been considered. The site is not subject to any biodiversity, flora and fauna related constraints, nor is it in close proximity to any of these constraints. As such, impacts are considered to be neutral.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on climatic factors by proliferating private car use and in turn increasing greenhouse gas emissions. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). In terms of climate resilience, the development of the site is unlikely to have significant implications as it is only subject to a small area of low-medium surface water flood risk to the south, which could be alleviated through appropriate design, layout and mitigation. In overall terms, it is considered that the development may have positive and negative impacts on climatic factors.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.</li> <li>• Any existing trees and hedgerows should be retained.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The site is contained within prime quality agricultural land of "Local Good Quality", thus the development of the site would result in the loss of this asset. As a result, the environmental impact on soil is likely to be negative.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>

	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on climatic factors by proliferating private car use and in turn increasing greenhouse gas emissions. However, the site is accessible and within a walkable distance of Kilmaur's main street (Irvine Road). In overall terms, it is considered that the development may have positive and negative impacts on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	The development of the site is unlikely to have significant implications as it is only subject to a small area of low-medium surface water flood risk to the south. As such, the environmental impacts on the water environment are considered to be neutral, on the basis of impacts not being significant, and subject to appropriate mitigation.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• Unfortunately, there is no mitigation which can prevent or alleviate the loss of prime quality agricultural land.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	There are good opportunities for site access within the existing residential area. Development of the site is likely to have negative impacts on human health by proliferating private car use and in turn affecting air quality. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). In overall terms, it is considered that the development may have positive and negative impacts on human health.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	As outlined above with regards to population.

	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	<b>Positive/Negative</b>	As outlined above with regards to material assets.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum.</li> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	N/A	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	Site subject to small area of low-medium surface water flood risk.				
<b>Access</b>	There are good opportunities for site access within the existing residential area off of Irvine Road.					
<b>Consultee Comments</b>	<u>SEPA</u> : No flood risk apparent.					
<b>WWTW Capacity &amp; Waste Water</b>						
<b>Water Supply</b>						
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during 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	<b>KM-H4</b>
Settlement	Kilmaurs
Address	Standalane
Description	The site is located to the north of Kilmaurs and is outwith the settlement boundary. The land is currently used as agricultural land. The site has no planning history.
OS Grid Ref	NS4041NE
Existing Use	Vacant
Proposed Use	Housing
Site Size	2.0 ha
Site Capacity	44 units (Indicative)
Planning History	N/A



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## Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Negative</b>	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 core and a network of major roads which conflict with the rural character and presence of heavy traffic. The site is located to the north of Kilmaurs and is a prominent area of land off Standalane, and access point into Kilmaurs. It

		is considered that its development is likely to alter the character of this area. In overall terms, environmental impacts are considered 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 does not contain any designated or safeguarded sites, nor is it in close proximity to any. However, within NatureScot's comments it is outlined that there is potential for wintering geese in this area which should be taken into consideration should the site be developed. Potential implications should be further investigated. As a precaution, environmental impacts on biodiversity are considered to be negative, subject to further investigation and appropriate mitigation which could reduce detrimental impacts.
	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 climatic factors by proliferating private car use, which will in turn increase greenhouse gas emissions. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). A core path runs along the eastern boundary of the site and connects to a wider network. As such, the site is in close proximity to an existing active travel network which, if utilised, would have a positive impact on air quality. The site is within 200 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. In terms of climate resilience, the site borders an area of surface water flooding to the north: it is considered that detrimental impacts could be mitigated through appropriate layout and design. As such, it is not considered that the development of the site would have climate resilience implications. In overall terms, it is considered that the development may have positive and negative impacts on climatic factors.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.</li> <li>• Existing trees and hedgerows should be retained.</li> </ul>

<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Neutral</b>	The development would not result in the loss of important soil resources such as prime agricultural land, carbon rich soils, peatland or raised/intermediate bogs. In overall terms, the environmental impact on soil is likely to be neutral.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). A core path runs along the eastern boundary of the site and connects to a wider network. As such, the site is in close proximity to an existing active travel network which, if utilised, would have a positive impact on air quality. The site is within 200 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. In overall terms, it is considered that the development may have positive and negative impacts on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	There is a very small section to the north (on the border of the site) which includes a high-medium risk of surface water flooding. There is potential for the development of the site to exacerbate existing surface water flooding as agricultural land would be replaced with residential, thus increasing impermeable surfaces. However, it is considered that any detrimental impacts on the water environment could be alleviated through appropriate design, layout and the inclusion of SuDs. As such, environmental impacts are considered to be neutral, on the basis of impacts not being significant, and subject to appropriate mitigation.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>• 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.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Neutral</b>	The site is not within a Conservation Area, does not include Listed Buildings or Scheduled Monuments, and is not within an area of archaeological importance. Development of this site would not impact on the setting of the Conservation Area. In overall terms, environmental impacts on cultural heritage are likely to be neutral.
<b>Mitigating Impacts on the</b>		N/A. No impacts anticipated on the historic environment.

<b>Historic Environment</b>		
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	Development of the site is likely to have negative impacts on human health by proliferating private car use, which will in turn increase greenhouse gas emissions, having a detrimental impact on air quality. The site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). A core path runs along the eastern boundary of the site and connects to a wider network. As such, the site is in close proximity to an existing active travel network which, if utilised, would have a positive impact on human health. The site is within 200 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. The site is located close to an area of open space. The site is bounded to the west by the railway line. Access to the site could be taken off Standalane. In overall terms, it is considered that the development may have positive and negative impacts on human health.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive</b>	The site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). A core path runs along the eastern boundary of the site and connects to a wider network. As such, the site is in close proximity to an existing active travel network which, if utilised, would have a positive impact on air quality. The site is within 200 yards of an SPT bus route (and associated bus stop) which could be utilised, having positive impacts by increasing public transport networks. The site is located close to an area of open space. The site is bounded to the west by the railway line. Access to the site could be taken off Standalane. In overall terms, it is considered that the development may have positive impacts on population.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive/Negative</b>	The development of the site would have a negative impact on infrastructure capacity and proliferate private car use, which would in turn have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) around the settlement of Kilmaurs, potentially increasing overall connectivity of place. The development of this site would result in the removal of greenfield habitat, which would contribute to the loss of recreational space and landscape character outwith the settlement. However, the site is considered to be largely accessible and sustainable in nature. In overall terms, impacts on material assets are likely to be both positive and negative.

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

<b>Soil</b>	Coal Authority Risk Assessment	N/A	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood constraints.				
<b>Access</b>	There are good access opportunities off Standalane. The site is bounded to the east by the railway line which constrains access to the east.					
<b>Consultee Comments</b>	<p><u>NatureScot:</u>                  This site defines the western edge of the settlement gateway to Kilmaurs along Standalane from the north. Any development proposals should enhance the existing landscape framework and ensure an effective settlement edge treatment. Development should have a positive interface with Standalane and should be cohesive with existing development to the south. There is potential for wintering geese in this area which should be taken into consideration should the site be developed.</p>					
<b>WWTW Capacity &amp; Waste Water</b>	Sufficient capacity in current system.					
<b>Water Supply</b>	Sufficient capacity in current system.					

**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.

**FUTURE GROWTH SITE (RESIDENTIAL)**

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

<b>Site Reference</b>	<b>KM-F1(H)</b>
<b>Settlement</b>	Kilmaurs
<b>Address</b>	Crosshouse Road
<b>Description</b>	<p>Part of the site is within the Rural Protection Area and the other part of the site is within the settlement boundary.</p> <p>The site was identified within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p> <p>The site lies to the south west of Kilmaurs.</p>
<b>OS Grid Ref</b>	NS4040NE
<b>Existing Use</b>	Greenfield
<b>Proposed Use</b>	Future Growth site (Residential)
<b>Site Size</b>	3.9 ha
<b>Site Capacity</b>	N.A
<b>Planning History</b>	N/A



**Impacts on Environmental Receptors**

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Negative</b>	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 core and a network of major roads which conflict with the rural character and presence of heavy traffic. This is a large prominent site and would constitute a moderate extension to the settlement of Kilmaurs, having a negative impact on landscape character. In overall terms, environmental impacts are likely to be negative.
	<b>Biodiversity, Flora &amp; Fauna</b>	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	<b>Negative</b>	The site is not in close proximity to any designated or safeguarded sites. The development of this site would result in the removal of greenfield habitat which may have an adverse impact on biodiversity, flora and fauna. The site contributes to the green corridor, creating recreational spaces and habitat networks, the removal of which would be adverse. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, subject to appropriate mitigation (e.g. retention of trees, scrubs and hedgerows).
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the 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 small areas of surface water flood risk (low-medium) across its 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.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>

		<ul style="list-style-type: none"> <li>• Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting.</li> <li>• Existing trees and hedgerows should be retained.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The site is contained within the Coal Authority's Low Development Risk Area: there is therefore potential for its development to have detrimental impacts on soil. The site is also classed as Locally Important Good Quality Agricultural Land, which is a valuable asset, the loss of which cannot be mitigated. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive/Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). The site is located partially within the settlement boundary, therefore the site is considered to be appropriately accessible. As such, the site is in close proximity to an existing active travel mechanisms such as pedestrian footpaths which, if utilised, would have positive impacts on air quality. The site is within 280 yards of an SPT bus route (and associated bus stop) at its closest point, which could be utilised, having positive impacts by increasing public transport networks. In overall terms, it is considered that the development may have positive and negative impacts on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	There are large areas of the site which are subject to low to medium risk of surface water flooding (present day). These are spread across the extents of the site. It is considered that considerate design, and the utilisation of SuDS, could reduce this risk. In overall terms, the environmental impact on the water environment is likely to be neutral, on the basis of impacts not being significant, and subject to appropriate mitigation which will reduce negative impacts.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>

		<ul style="list-style-type: none"> <li>In accordance with Policy CR1 development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Neutral</b>	The site is not within a Conservation Area, does not include Listed Buildings or Scheduled Monuments, and is not within an area of archaeological importance. Development of this site would not impact on the setting of the Conservation Area. In overall terms, environmental impacts are likely to be neutral.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). The site is located partially within the settlement boundary, thus the site is considered to be appropriately accessible. As such, the site is in close proximity to existing active travel mechanisms such as pedestrian footpaths which, if utilised, would have a positive impact on air population. The site is within 280 yards of an SPT bus route (and associated bus stop) at its closest point, which could be utilised, having positive impacts by increasing public transport networks. There is good access to the site as the site bounds the B751 at the south east. Access could be taken off this road. There is a core path which follows the B751 which will promote active travel to the site. In overall terms, it is considered that the development may have positive and negative impacts on population.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Kilmaurs' main street (Irvine Road). The site is located partially within the settlement boundary, thus the site is considered to be appropriately accessible. As such, the site is in close proximity to existing active travel mechanisms such as pedestrian footpaths which, if utilised, would have a positive impact on air human health. The site is within 280 yards of an SPT bus route (and associated bus stop) at its closest point, which could be utilised, having positive impacts by increasing public transport networks. There is good access to the site as the site bounds the B751 at the south east. Access could be taken off this road. There is a core path which follows the B751 which will promote active travel to the site. However, the site has potentially detrimental impacts in terms of climate resilience, which could in turn have a negative impact on human health. In overall terms, it is considered that the development may have positive and negative impacts on human health.

	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	<b>Negative</b>	Part of the site is within the settlement boundary and residential development would be appropriate here. However, the other part of the site is within the Rural Protection Area and residential development would be less likely accepted here. The development of the site could constitute a moderate extension to the settlement of Kilmaurs, especially if other sites are also developed, putting additional pressures on amenities, facilities and services within Kilmaurs. The development of the site is likely to increase private car use, proliferating greenhouse gas emissions, in opposition to the SEA and SG objectives. The site is also subject to surface water flood risk, the development of which could exacerbate flood risk, reducing resilience. In overall terms, environmental impacts on material assets are likely to be negative, subject to appropriate mitigation.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>The development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum.</li> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	There are parts of the site which lie within a low-medium risk of surface water flooding (present day).				
<b>Access</b>	The site could be accessed from B751 or to Crofthead Road to the north.					
<b>Consultee Comments</b>	<p><u>NatureScot:</u>                  This is a large greenfield site located in Kilmaurs. We note that this site is allocated for housing in the current Local Development Plan along with Site 39 (note this is the MIR PIP reference, this site now forms part of KM-H1). We recommend a masterplan approach to ensure development is cohesive across the site and with existing development. A multifunctional green network should also be considered at the outset of the design process including features such as SuDS. We welcome the consideration given to sustainable transport measures in the current Local Development Plan and recommend that this is carried forward to the new Plan should this site be allocated, ensuring the provision of attractive and integrated active travel connections.</p>					
<b>WWTW Capacity &amp; Waste Water</b>	Capacity available depending on proposed units. Early engagement with Scottish Water required.					

<b>Water Supply</b>	Capacity available depending on proposed units. More information needed.
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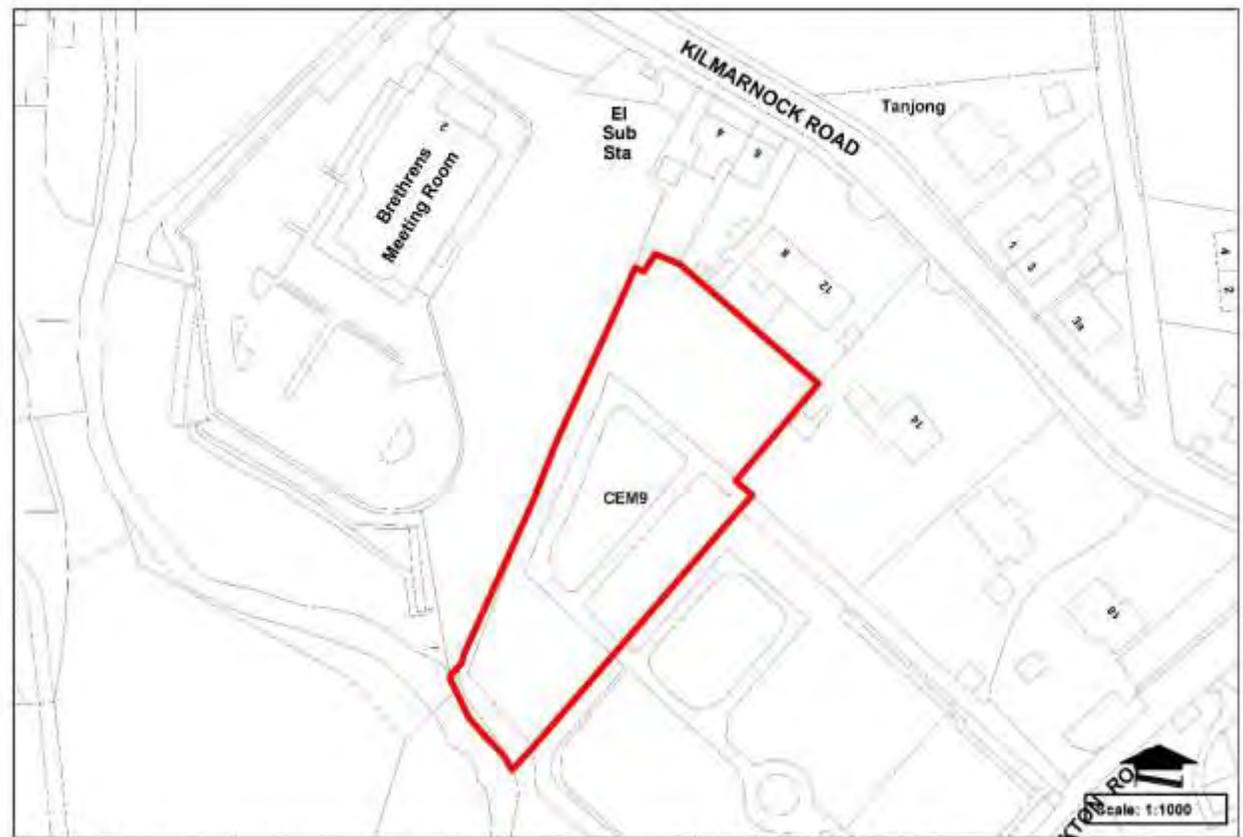
### **Short, Medium or Long Term and Cumulative Impacts**

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.

**CEMETERY EXTENSION SITE(S)**

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

<b>Site Ref</b>	<b>CEM9</b>
<b>Settlement</b>	Kilmaurs
<b>Address</b>	Kilmaurs
<b>Description</b>	<p>The site is located to the south-east of Kilmaurs. 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 Kilmarnock Road.</p> <p>The site was identified as a Proposal site within the previous East Ayrshire Local Development Plan (2017).</p>
<b>OS Grid Ref</b>	NS4140NW
<b>Existing Use</b>	Cemetery
<b>Proposed Use</b>	Extension to existing cemetery
<b>Site Size</b>	0.4 ha
<b>Site Capacity</b>	Unknown



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**Planning History** 97/0428/LA – Proposed extension to existing cemetery – Approved with Conditions; 10/0134/PP – Change of use of agricultural land to form extension to existing cemetery – Approved with Conditions;

<b>Impacts on Environmental Receptors</b>		
<b>Natural Features</b>	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located to the south-east of Kilmaurs. The site is located within the settlement boundary. The site is classified as “Agricultural Lowland” (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 is a small scale site, the development of which, given the proposed use, is unlikely to alter the landscape character of Kilmaurs. In overall terms, impacts are likely 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>
	<b>Screened out at Stage 1 Assessment</b>	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>
	<b>Neutral</b>	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors. In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or 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.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Natural Resources</b>	Soil	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	The northern part of the site is contained within the Coal Authority’s 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>
	<b>Neutral</b>	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas

		emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	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.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk.</li> <li>• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Neutral</b>	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors, and human health. The development of this site will not result in the loss of any safeguarded open space or CSGN habitat networks. In overall terms, impacts on human health are likely to be neutral.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Neutral</b>	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive</b>	As outlined above, the site is considered to be sustainably located and as such it is unlikely to have any significant impacts on air quality, climatic factors, human health or population. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is

		surrounded to the east, south and west by a core path. The development is not likely to have any negative impacts in terms of core paths and other important routes (such as Rights of Way). It will not result in the loss of safeguarded open space or CSGN networks. The allocation of this space will enable more capacity within the Cemetery, which will have a positive impact on this necessary material asset.				
<b>Mitigating Impacts on the Social Environment</b>		N/A. No significant impacts anticipated which require mitigation.				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk implications.				
<b>Access</b>						
<b>Consultee Comments</b>						
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site. No long term or cumulative impacts are anticipated.						



East Ayrshire Council  
Comhairle Siorrachd Àir an Ear

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