



EAST AYRSHIRE COUNCIL

# Local Development Plan 2

# Environmental Report

2024

# Bank Glen, Connel Park & Leggate: SEA Site Proforma Assessments

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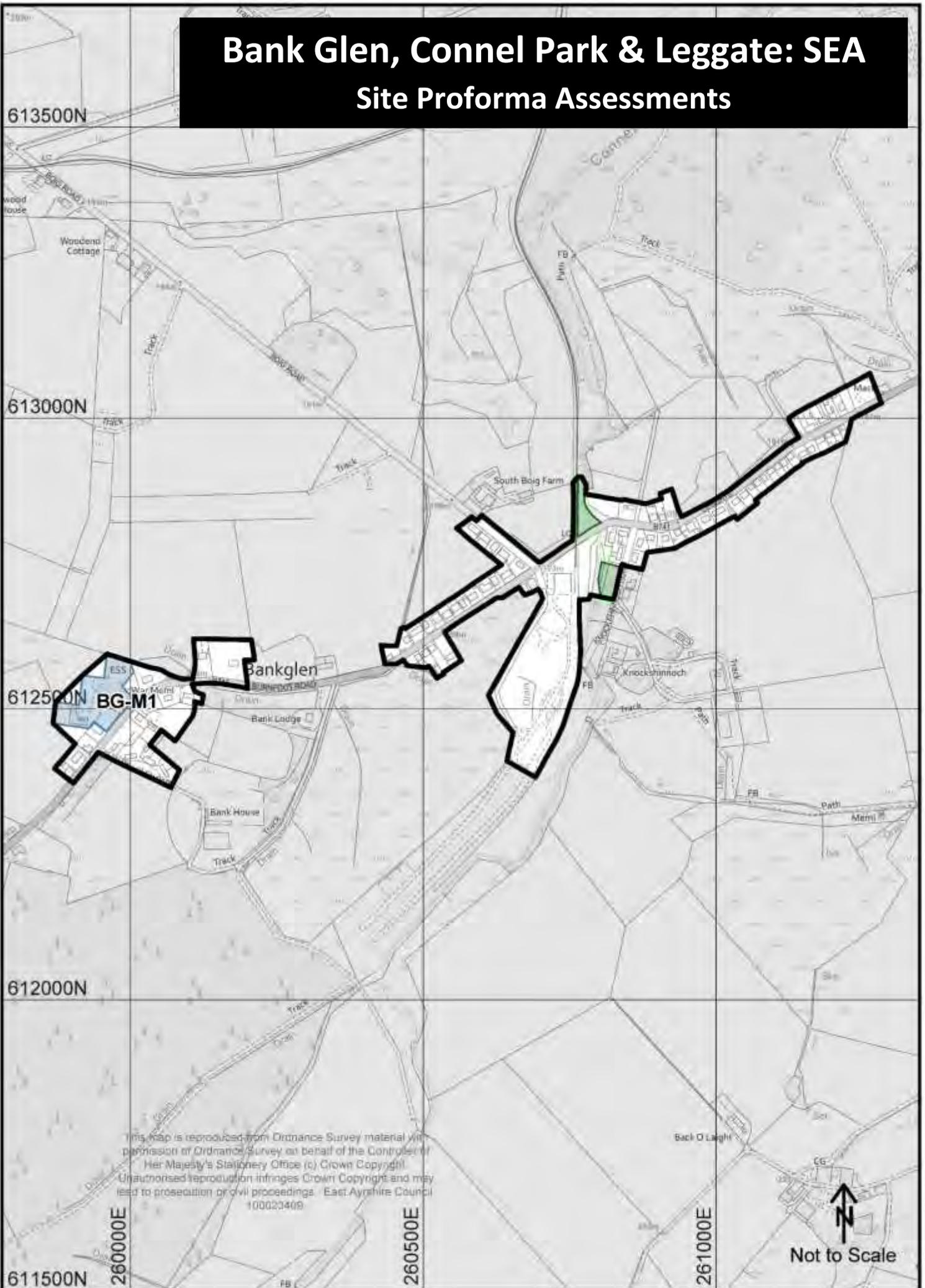
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### List of Local Development Plan 2 Sites – Bank Glen, Connel Park & Leggate

Local Development Plan 2 sites			
AUCHINLECK			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
<b>BG-M1</b>	Miscellaneous	Bank School, Bank Glen	030M

### Strategic Environmental Assessment Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
AUCHINLECK		
MISCELLANEOUS		
<b>BG-M1: Bank School, Bank Glen</b>	Yes	Yes

**STAGE 2 ASSESSMENT OUTCOMES - Summary Table:**

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
<b>MISCELLANEOUS</b>										
<b>BG-M1: Bank School, Bank Glen</b>	SP/N	N	SN	N	SN			SP/N	SP/N	SP

## Stage 1 Assessment Tables

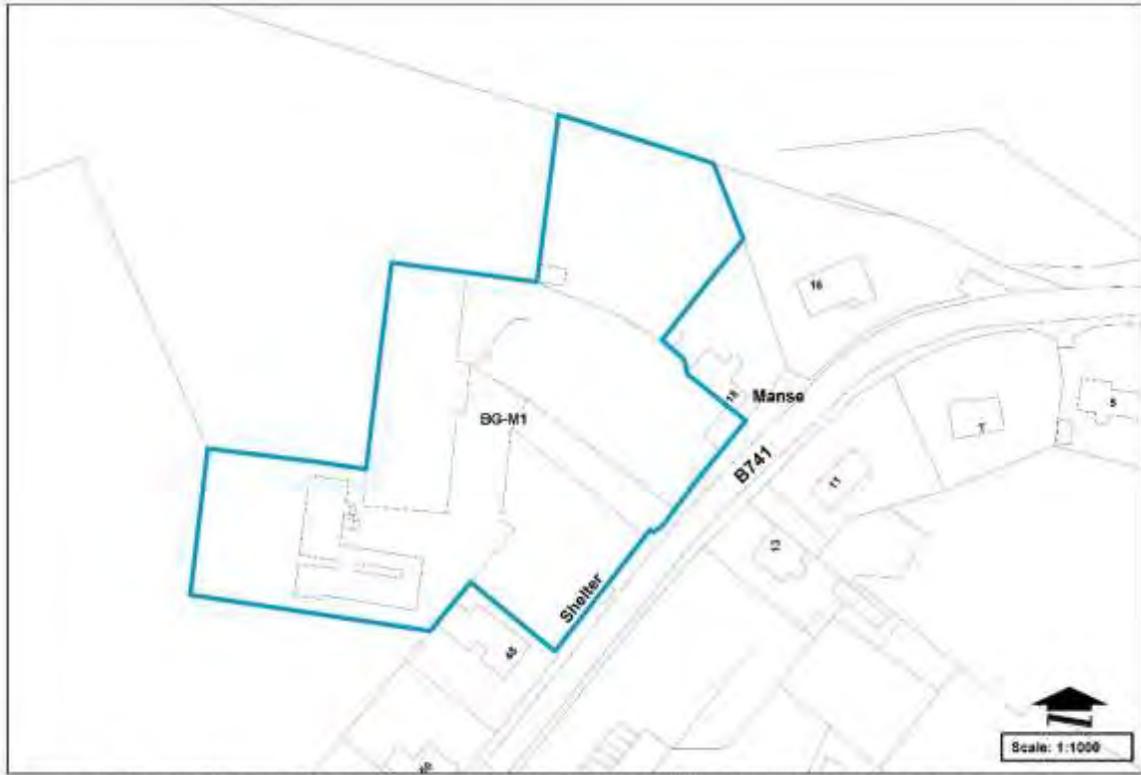
### MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

<b>BG-M1: Bank School, Bank Glen</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	It is considered that development of the site is not likely to have significant environmental impacts on biodiversity, flora and fauna. However, there are likely to be some impacts on landscape. There is a presumption that these impacts will be positive and negative in nature. There is potential for the development of the site to have significant impacts on climate. There is a presumption that these impacts will be positive/negative or negative in nature. This should be considered in more detail	Yes. The development of this site is not likely to have significant environmental impacts on certain natural feature: landscape and climate. Impacts on should be considered in detail at Stage 2 assessment.
Natural Resources	Impacts on soil and the water environment are not anticipated. Development of the site could have significant impacts on air quality. There is a presumption that these impacts will be negative or negative in nature.	Yes. Environmental impacts on air quality are anticipated. These should be considered in more detail at Stage 2 Assessment.
Historic Environment	The site does not contain nor is it adjacent to historic environment features.	No. Impacts on the historic environment are not anticipated. Screened out.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

**Stage 2 Site Assessment Proforma's**

**MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)**

<b>Strategic Environmental Assessment (SEA) Pro Forma</b>	
<b>Site Reference Settlement</b>	<b>BG-M1</b> Bank Glen, by New Cumnock
<b>Address Description</b>	Bank School, Bank Glen  Bank Glen is a small rural village to the west of New Cumnock.  It is a small linear settlement, spread along the B741.  The former school site is centrally located within the village.
<b>OS Grid Ref</b>	NS5912NE
<b>Existing Use</b>	Vacant land
<b>Proposed Use</b>	Miscellaneous
<b>Site Size</b>	1.18 ha
<b>Site Capacity</b>	N/A
<b>Planning History</b>	21/0603/PP – Proposed residential development comprising of 12 dwellings with associated roads, parking and open space – Approved with Conditions



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<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>Positive / Negative</b>	The site is located in the Upland Basin Landscape Character Type (NatureScot Landscape Assessment). The site is located within the settlement boundary of Bank Glen, a small linear village to the west of New Cumnock. Relative to the size of the settlement, the scale of the site is substantial. As the site is on the edge of the settlement and is currently vacant and derelict with no buildings on it, development of the site will have an impact on the landscape setting of Bank Glen. At the same time, the restoration and re-use of the derelict site will have positive 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>
	<b>Neutral</b>	The site forms part of the CSGN's woodland network (high dispersal network). There are no statutory designations on the site.  Whilst the site abuts the rural area, it is a brownfield site with the former buildings recently being demolished. It is therefore unlikely that there is any established biodiversity with the site.
<b>Natural Features</b>	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use. Whilst there is a bus service that links Bank Glen to New Cumnock and Dalmellington, the service is not frequent and it is expected that any development on the site will result in reliance on private transport. Bank Glen is however, well connected with core paths, forming part of the New Cumnock circular path, which gives opportunity for accessing the site by foot.  The site is not affected by flood risk.  In overall terms, impacts are considered to be significant negative in nature, given that the site is in a small village location, which is likely to increase dependency on the private car, with associated impacts on greenhouse gas emissions.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>Development of the site should be sensitively designed to ensure it is compatible with the semi-rural setting, so as not to impact negatively on the landscape setting of the village. Appropriate density and layout of development, should ensure the site can be developed, whilst minimising the landscape impact.</li> </ul>

		<ul style="list-style-type: none"> <li>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 and biodiversity, habitat networks to offset loss. The layout should take cognisance of its location adjacent to the rural area, in terms of exploring opportunities for habitat networks.</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>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Neutral</b>	Part of the site is contained within the Coal Authority's Low Development Risk Area. Analysis of the extent of the risk would be required to inform the development plans for the site. As the site is currently vacant and included on the vacant and derelict land register, the development of the site would result in better use of the this land. In overall terms, impacts on soil are likely to be neutral.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>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, having a negative impact on air quality and climatic factors. Whilst the site has access to a bus service, this is infrequent and is not expected to offset private car use to any great extent. The site is therefore expected to have an overall significant negative impact on air quality.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at stage 1</b>	The site is not identified as being at risk from surface or fluvial flooding.
<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 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>

<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 currently vacant and derelict and detracts significantly from the amenity and character of the village of Bank Glen. The re-use of the site will contribute positively to place making and help improve the sense of place within Bank Glen. 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. Development in a village location, with limited services in close proximity, is not ideal in terms of sustainable development. However, the site is previously used site in the centre of the village and development of a sensitive scale could benefit the local population. Overall, development of the site is likely to have significant positive Development and negative environmental impacts.				
	<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>	The development of the site would bring back into active use, a dis-used site, making far more effective use of the site than is currently the case. The site is well linked to the New Cumnock circular core path, so there is potential for the development of the site to increase and expand the use of existing active travel networks, thus having a positive impact on material assets. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive impacts.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <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>	<b>Coal Authority Risk Assessment</b>	<b>Low Risk</b>	<b>Vacant and Derelict Land</b>	<b>Yes</b>	<b>Contaminated Land</b>	<b>No</b>

<b>Water</b>	<b>SEPA Flood Risk</b>	N/A
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.	
<b>Consultee Comments</b>		
<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 enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.		



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