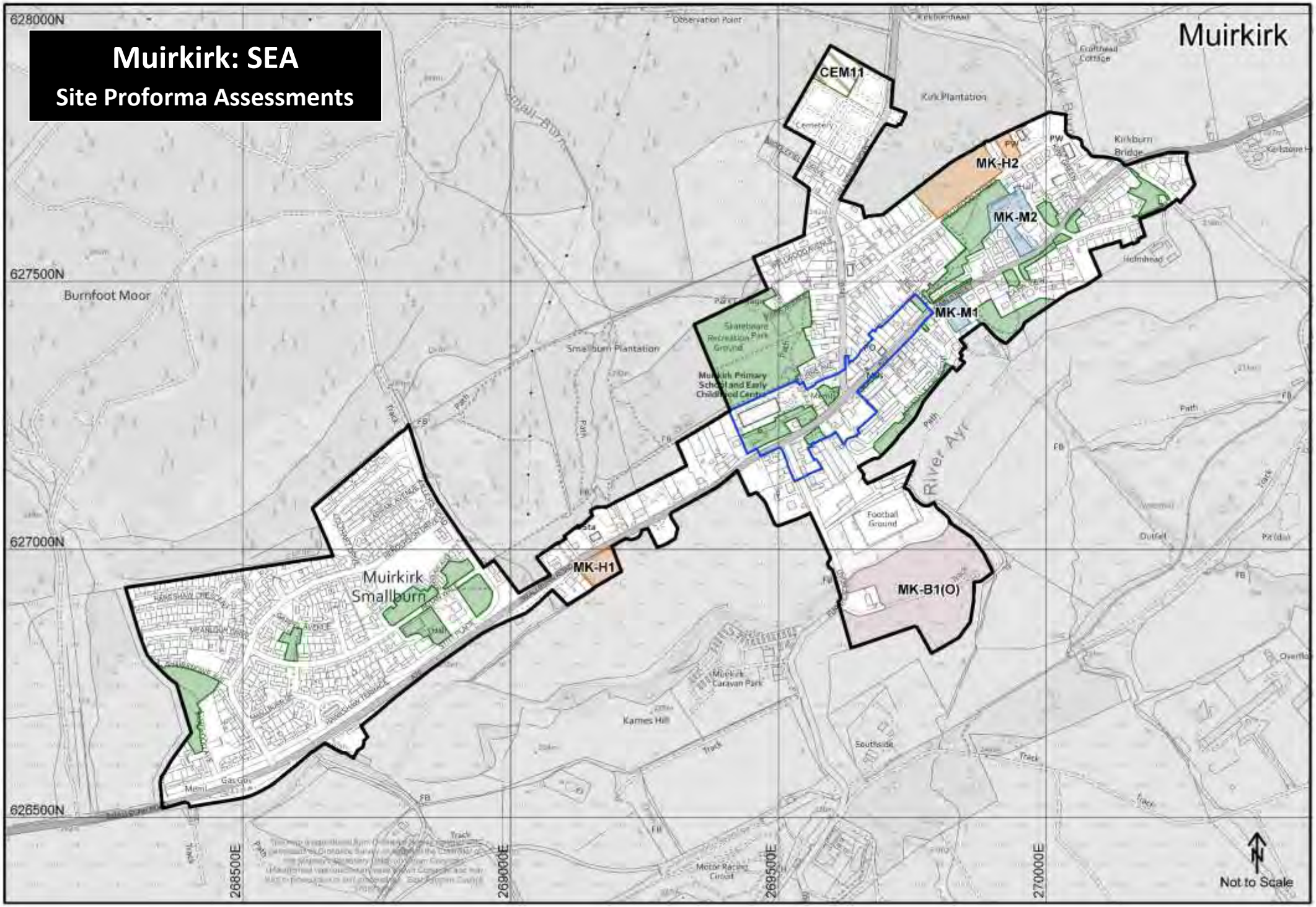
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024


Muirkirk: SEA
Site Proforma Assessments
Muirkirk
CEM11
MK-H2
MK-M2
MK-M1
MK-H1
MK-B1(O)
Muirkirk Smallburn
628000N
627500N
627000N
626500N
268500E
269000E
269500E
270000E
Not to Scale

List of Local Development Plan 2 Sites

Local Development Plan 2 sites			
MUIRKIRK			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
MK-H1	Residential	Smallburn Road, Muirkirk	338H
MK-H2	Residential	Wellwood Street, Muirkirk	044H
MK-B1(O)	Business & Industry	Furnace Road Industrial Estate, Muirkirk	004MXD
MK-M1	Miscellaneous	Former Nursery School, Main Street, Muirkirk	196M
MK-M2	Miscellaneous	Carruthers Park, Muirkirk	
CEM11	Cemetery Extension	Muirkirk Cemetery, Muirkirk	PROP1

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
MUIRKIRK		
RESIDENTIAL		
MK-H1: Smallburn Road, Muirkirk	Yes	Yes
MK-H2: Wellwood Street, Muirkirk	Yes	Yes
BUSINESS & INDUSTRY		
MK-B1(O): Furnace Road Industrial Estate, Muirkirk	Yes	Yes
MISCELLANEOUS		
MK-M1: Former Nursery School, Main Street, Muirkirk	Yes	Yes
MK-M2: Carruthers Park, Muirkirk	Yes	Yes
CEMETERY EXTENSION		
CEM11: Muirkirk Cemetery, Muirkirk	Yes	Yes

Stage 2 Assessment Outcomes – Summary Table

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
MK-H1: Smallburn Road, Muirkirk	N	**SN**	SP/N	SP/N	SP/N	N	**SN**	SP/N	SP/N	SP/N
MK-H2: Wellwood Street, Muirkirk	N	**SN**	SP/N	**SN**	SP/N		**SN**	SP/N	SP/N	SP/N
BUSINESS & INDUSTRY										
MK-B1(O): Furnace Road Industrial Estate, Muirkirk	N	N	SP/N	SP/N	SP/N	**SN**	**SN**	SP/N	SP/N	SP/N
MISCELLANEOUS										
SMK-M1: Former Nursery, Main Street, Muirkirk			SP/N	N	SP/N	N		SP/N	SP	SP/N
MK-M2: Carruthers Park, Muirkirk	N	N	SP/N	SP/N	SP/N			SP/N	SP/N	SP/N
CEMETERY EXTENSION										
CEM11: Muirkirk	N	N	N	**SN**	N			N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

MK-H1: Smallburn Road, Muirkirk

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be negative or positive/negative in nature. Impacts in terms of landscape are not anticipated to be significant. 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 air quality (due to the proliferation of private car use and potential pollution) and the water environment. There is a presumption that impacts will be positive and negative in nature.	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	Significant environmental impacts on the historic environment are anticipated for this site, in particular due to the presence of a WoSAS archaeological area/site. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on this historic environment. This should be considered in more detail at Stage 2 assessment.
Social Environment	There are likely to be environmental impacts as a result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

MK-H2: Wellwood Street, Muirkirk

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of developing on this site in terms of climatic factors and biodiversity. There is a presumption that these impacts will be negative or positive/negative in nature. Impacts in terms of landscape are not anticipated to be significant. 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 air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive and negative in nature. Significant impacts in terms of the water environment and soil are not anticipated. Screened out at Stage 1.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Significant environmental impacts on the historic environment are anticipated for this site, in particular due to the presence of a WoSAS archaeological area/site. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on this historic environment. This should be considered in more detail at Stage 2 assessment.
Social Environment	There are likely to be environmental impacts as 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.	Yes. There are likely to be environmental impacts on the social environment. This should be

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

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

MK-B1(O): Furnace Road Industrial Estate, Muirkirk		
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	It is not anticipated that development of the site will have an impact on landscape and biodiversity, however, as half of the site is within an area of flood risk, there are likely to be environmental impacts in terms of climate resilience.	Yes. There are likely to be significant impacts on climate, especially in relation to development of a flood plain.
Natural Resources	There will be potential environmental impacts on soil and water as the site has the potential for soil and groundwater contamination.	Yes. Development of the site could have significant impacts on soils and waters as there is the potential for contamination within the site.
Historic Environment	The site is within a WOSAS trigger location, therefore, there may be environmental impacts on archaeological resources within the site.	Yes. There may be significant impacts on archaeological resources within the site.
Social Environment	Due to the potential for contamination and the risk of flooding within the site, there may be impacts on human health. There are also likely to be significant environmental impacts on population. However, due to the size of the site and as it is on a public bus route, there are unlikely to be any significant impact on material assets.	Yes. There likely to be significant impacts on human health in relation to contamination and flooding issues within the site.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

MK-M1: Former Nursery School, Main Street, Muirkirk		
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	It is considered that development of the site is not likely to have significant environmental impacts on landscape and biodiversity, flora and fauna, screened out, with the exception of climate. 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 biodiversity. Impacts on climatic factors should be considered in detail at Stage 2 assessment.
Natural Resources	Significant impacts on soil are not anticipated for soil and the water environment. These are screened into Stage 2 for consideration, but impacts are presumed to be neutral. Development of the site could have significant impacts air quality. There is a presumption that these impacts will be positive/negative or negative in nature.	Yes. Environmental impacts on water and air 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. Screened out.	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	Yes. There are likely to be environmental impacts on the social environment. This

	presumption that these will be either positive and negative or positive in nature. This should be considered in more detail at Stage 2 assessment.	should be considered in more detail at Stage 2 assessment.

MK-M2: Carruthers Park, Muirkirk		
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 environmental impacts as a result of development on this site. Impacts are likely neutral on landscape and biodiversity. There is a presumption that these impacts will be neutral in nature given the urban setting of the site. Developing on brownfield sites diverts development from greenfield, and positive and negative impacts on climate though increased trips.	Yes. There are likely to be environmental impacts on landscape, biodiversity and climate. These should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely environmental impacts on air quality through increased car trips and on soil due to past mining activity. There is a presumption that these will be positive and negative in nature.	Yes. There are likely to be environmental impacts on Air and Soil. This should be considered in more detail at Stage 2 assessment. Impacts on Water are not anticipated.
Historic Environment	No environmental impacts on the historic environment are anticipated.	No. There are unlikely to be significant environmental impacts on historic environment.
Social Environment	There are likely to be environmental impacts as a result of development on this site in terms of human health, population and material assets. There is a presumption that these will be positive and negative.	Yes. There are likely to be environmental impacts on the social environment. These should be considered in more detail at Stage 2 assessment.

CEMETERY EXTENSION SITE(S)

CEM1: Muirkirk Cemetery, Muirkirk		
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.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**MK-H1**
Settlement	Muirkirk
Address	Smallburn Road
Description	The site is contained within the settlement boundary of Muirkirk. The site was a housing allocation within the previous East Ayrshire Local Development Plan (2017). The site is accessible off of Smallburn Road, Muirkirk.
OS Grid Ref	NS6926NW
Existing Use	Greenfield
Proposed Use	Residential
Site Size	0.4 ha
Site Capacity	8 units (Indicative)
Planning History	06/0151/OL – Residential Development 8 units – Approved with Conditions; 14/0940/PP – Permission to extend planning consent 11/0602/PP – Approved with Conditions; 11/0602/PP – Variation of standard condition – Approved with Conditions;

Impacts on Environmental Receptors

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

Natural Features	**Neutral**	The site is classified as "Upland River Valleys – Ayrshire" (NatureScot Character type 69). Key characteristics of this classification consists of the varying river valley landforms with broad open sections, steep valleys, moorland vegetation, improved pasture and open views. The development of the site is unlikely significant implications in terms of lanscape due to its scale and location.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	The site is contained within the CSGN's woodland network (high dispersal; core; non-core).The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. The site is located within the Central Southern Uplands Environmentally Sensitive Area. Although the site is located within the settlement boundary of Muirkirk, due to the context of the site, there is potential for the development of this site to result in the loss of habitats. As a precaution, impacts on biodiversity, flora and fauna are considered to be negative.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. Although it is quite periphery, the site is sustainably located and is within walking distance of basic amenities and services. In terms of climate resilience, the site is subject to a small area of fluvial flood risk. However, its development is unlikely to have significant implications, with potentially negative impacts reduced through appropriate mitigation. In overall terms, impacts are considered to be significant positive and negative in nature.
Mitigating Impacts on Natural Features		• It should be ensured that the site is accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Positive/Negative	The site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is bordered by a small area of

		contaminated land to the west of the site. The development of this site could result in the removal and or treatment of contaminated land which would have a positive impact on soil quality. The site is not located in close proximity to any other significant soil related constraints. In overall terms, impacts are considered to be significant positive and negative.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. Although it is quite periphery, the site is sustainably located and is within walking distance of basic amenities and services.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is subject to a small area of fluvial flood risk. However, its development is unlikely to have significant implications, with potentially negative impacts reduced through appropriate mitigation. As such, impacts are therefore considered to be neutral.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • LDP contains a robust and effective policy framework which protects and preserves soil quality. The LDP promotes the treatment and removal of contaminated land in order to improve soil quality. • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is not located in within a WoSAS archaeological area/site. The development of which could have significant negative impacts on this asset without appropriate mitigation. As a precaution, impacts are therefore considered to be negative.
Mitigating Impacts on the Historic Environment		• If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • 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.

Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • New development should provide and integrate into public transport network with bus stops in order to ensure that sustainable transport is integrated into the new development.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	No significant flood risk implications.				
Access	The site is accessible off of Smallburn Road, Muirkirk.					
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significantly positive and/or positive and negative 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

Site Reference	**MK-H2**
Settlement	Muirkirk
Address	Wellwood Street
Description	The site is located to the northern extents of Muirkirk and is within the settlement boundary as identified by the previous East Ayrshire Local Developemt Plan 2017. The site was designated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site. The site has a significant planning history relating to the proposed use. The site is accessible off of Wellwood Street, Muirkirk.
OS Grid Ref	NS6927NE
Existing Use	Greenfield
Proposed Use	Residential / Housing
Site Size	1.2 ha
Site Capacity	26 units (indicative)

Planning History	21/0129/PP – Proposed erection of 24 detached and semi-detached dwellings – Withdrawn; 08/0588/FL – Erection of 20 dwellings – Approved with Conditions; 07/1013/FL – Proposed erection of 36 flats – Refused; 04/0135/OL – Outline application for residential development - Approved with Conditions; 96/0531/OL – Proposed development of land for residential purposes – Approved with Conditions; 05/0768/RM – 11 Residential plots and 2 no car parking bays- Approved with Conditions; 21/0800/PP – Proposed erection of 22 dwellings – Approved with Conditions

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is classified as "Upland River Valleys – Ayrshire" (NatureScot Character type 69). Key characteristics of this classification consists of the varying river valley landforms with broad open

		sections, steep valleys, moorland vegetation, improved pasture and open views. The development of the site is unlikely to have significant implications in terms of landscape due to its scale and location. It would infill.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Negative	The site is contained within the CSGN's woodland habitat and network (high dispersal; core; non-core).The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. The site is located within the Central Southern Uplands Environmentally Sensitive Area. Although the site is located within the settlement boundary of Muirkirk, due to the context of the site, there is potential for the development of this site to result in the loss of habitats. The site is partially contained within the Native Woodland (upland birchwood; lowland mixed deciduous woodland). The loss of which would be negative.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to have significant positive impacts on air quality and GHG emissions. The site is sustainably located and is within walking distance of basic amenities and services. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk, so its development will have no significant implications. In overall terms, impacts are considered to be significantly negative in nature.
Mitigating Impacts on Natural Features		• It should be ensured that the site is as accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way. • The development should not result in the loss of native woodland. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. As a precaution, impacts on soil are considered to be negative.

	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to have significant positive impacts on air quality and GHG emissions. The site is sustainably located and is within walking distance of basic amenities and services.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 assessment. No impacts in terms of the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is not located in within a WoSAS archaeological area/site. The development of which could have significant negative impacts on this asset wihtout appropraite mitigation. As a precaution, impacts are therefore considered to be negative.
Mitigating Impacts on the Historic Environment		• If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • 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.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	Development of this site will result in the loss of a large area of open space within the settlement boundary which is brownfield in nature. However, this is likely to have a positive impact on material assets as it would result in the redevelopment of a vacant and derelict land site. However, 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, the development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • New development should provide and integrate into public transport network with bus stops in order to ensure that sustainable transport is integrated into the new development.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of the Wellwood Street, Muirkirk					
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significantly positive and/or positive and negative 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.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**MK-B1(O)**
Settlement	Muirkirk
Address	Furnace Road Industrial Estate
Description	The site is a periphery site located to the south of Muirkirk. It is located off of Furnace Road, to the south of Burnside Park Football Ground. The site is carried over from EALDP (2017) where it was allocated as a mixed use site (004MXD). This is now proposed for business and industrial use. The site is bordered to the north of its extents by the River Ayr.
OS Grid Ref	NS6926NE
Existing Use	Brownfield / Vacant Land
Proposed Use	Business & Industry
Site Size	4.2 ha
Site Capacity	N/A
Planning History	16/0853/PP; 16/0418/PP; 05/0009/FL

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is classified as "Upland River Valleys – Ayrshire" (NatureScot Character type 69). Key characteristics of this classification consists of the varying river valley landforms with broad open sections, steep valleys, moorland vegetation, improved pasture and open views. However, as the site is

		located within the existing settlement boundary of Muirkirk, its development of this site is unlikely to have any significant impacts on landscape.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Neutral	Although the site is contained within the settlement boundary of Muirkirk, it is contained within the Central Southern Uplands Environmentally Sensitive Area. The site also forms part of the CSGN wetland network (high dispersal), neutral grassland network (high dispersal), woodland network (high dispersal) and acid grassland network (non-core). The site is a periphery site. However, development of this site is unlikely to have significant impacts. Impacts are considered to be neutral.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive/Negative	The site is subject to low-high surface water flood risk and low-medium fluvial flood risk (present day and projected) to its northern extents as it borders the River Ayr. As such, there is potential for the development of the site to have climate resilience implications, as well as implications on the water environment. As a precaution, impacts are likely to be negative, although it is considered that negative impacts could be alleviated through appropriate design, layout and materials. The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops). In overall terms, impacts on climate are likely to be significant positive and negative.
Mitigating Impacts on Natural Features		• 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. • The development should retain the existing right of way which intersects the site, and if not appropriate, provide a new revised right of way route through the site to enable access. • 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. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Positive/Negative	The site consists of glaciofluvial deposits. The site is found on an area of vacant land (brownfield), the development of which will have significant positive impacts on soil by developing on brownfield land, in accordance with the SEA objectives. The site also contains an area of contaminated land. The treatment

		and/or removal of which will have a significant positive impact on soil quality. A large portion of the site is found within the Coal Authority's Development Low risk, however, there is a small area which is found within the Development High risk area. This could have significant negative impacts on soil. In overall terms, impacts are likely to be significantly positive and negative.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops). In overall terms, impacts on air quality are likely to be significantly positive and negative.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Negative	The site is subject to low-high surface water flood risk and low-medium fluvial flood risk to its northern extents as it borders the River Ayr (present day and projected). As such, there is potential for the development of the site to have climate resilience implications, as well as implications on the water environment. As a precaution, impacts are likely to be negative, although it is considered that negative impacts could be alleviated through appropriate design, layout and materials.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • The LDP2 contains a robust and effective policy framework which requires the treatment and removal of contaminated land. • 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. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is not in close proximity to any listed buildings, conservation areas, garden and designed landscapes, historic battlefields. However, the site is within a WoSAS archaeological site/area. Should the development of the site result in the loss or damage of this asset, this is irreversible. As a precaution, impacts on the historic environment are considered to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		• If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.

Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car use through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on health. In overall terms, impacts on human health are likely to be both positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive/Negative	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car use through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on health. In overall terms, impacts on population are likely to be both positive and negative.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	The development of this site, as outlined above, could have negative impacts on infrastructure capacity through the proliferation of private car use which would have a detrimental impact on air quality and GHG emissions targets. However, this development has capacity to integrate with existing public and 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 Muirkirk, potentially increasing the overall connectivity of place. The site is also subject to flood risk (as outlined above) and this could have a detrimental impact on climate resilience if not appropriately mitigated. In overall terms, impacts on material assets are likely to be significantly positive and negative in nature.
Mitigating Impacts on the Social Environment		• In accordance with Policy CR1 development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.

	• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk; High Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	The site is subject to low-high surface water flood risk and low-medium fluvial flood risk to its northern extents as it borders the River Ayr.				
Access						
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significantly 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. No significant or cumulative impacts are anticipated in terms of landscape.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**MK-M1**
Settlement	Muirkirk
Address	Former Nursery School, Main Street
Description	The site is located on the southern side of Main Street in Muirkirk. The previously developed site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.
OS Grid Ref	NS698274
Existing Use	Vacant and cleared site formerly the location of a nursery school.
Proposed Use	Miscellaneous
Site Size	0.2 ha
Site Capacity	N/A

Planning History	07/0899/FL – Approved with Conditions; 08/0241/FL – Approved with Conditions

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Screened out at Stage 1 Assessment	The site is centrally located and close to the town centre. It is not likely to have any significant landscape character implications. This has therefore been screened out at Stage 1 Assessment.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*

	Screened out at Stage 1 Assessment	The long-established brownfield site is located within the settlement boundary of Muirkirk. No impacts on biodiversity, flora and fauna are anticipated as a result of the context of the site. The site does not contain any biodiversity or nature conservation constraints and the site is not found within any CSGN habitat networks. This has therefore been screened out at Stage 1 Assessment.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area, having a negative impact on air quality and climatic factors. However, as the site sits immediately adjacent to an existing SPT bus network, this is likely to have significant positive impacts. The site is also in close proximity to the town centre and such proximity is likely to encourage active travel. In overall terms, impacts are considered to be significantly postive/negative in nature.
Mitigating Impacts on Natural Features		• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Neutral	The site is formerly built up in nature and features a large area of hardstanding. The site does not contain any soil related constraints, however, it is located within the Coal Authority's Development Low Risk area. The site is classified as an area of vacant and derelict land (site ref 6048). As such the development would result in the development of vacant land. In overall terms, environmental impacts on soil are likely to be neutral in nature.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / Negative	The site is located adjacent to an existing bus route and associated bus stops (Cumnock-Muirkirk). This will have significant positive impacts on air quality by encouraging the use of public transport. However, the development of the site for its proposed miscellaneous use is likely to proliferate private car use and potentially goods vehicle movements, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is not subject to flood risk. Impacts are therefore considered to be neutral.
Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk.

		• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive/Negative	The site is located adjacent to an existing bus route and associated bus stops (Cumnock-Muirkirk). This will have significant positive impacts on air quality by encouraging the use of public transport. However, given the proposed miscellaneous nature of the site allocation, its development could exacerbate private car use through increased population, as well as the potential movement of business vehicles, in turn detrimentally impacting on GHG emissions and air quality, having a negative environmental impact on human health. In overall terms, environmental impacts on human health are likely to be both significantly positive and negative in nature.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive	The site is within a walking distance of the centre of Muirkirk and its existing amenities. By providing a new area for development of new housing or employment opportunities, the site is likely to have environmental impacts in relation to population. It is also close to public transport links and will potentially remove contaminated land with corresponding positive environmental impacts on material assets and health. It is unlikely that the site will have significant impacts in this regard due to the size of the site.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive/Negative	Although the site is within walking distance of the centre of Muirkirk, development of the site will proliferate private car use and potentially goods vehicle movements, which will have a detrimental impact in air quality and GHG emission targets. However, the development will be required to integrate with existing public and active travel networks, having significant positive impacts. In overall terms, the environmental impacts of the development of this site is likely to be significantly positive and negative.

Mitigating Impacts on the Social Environment	• It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

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

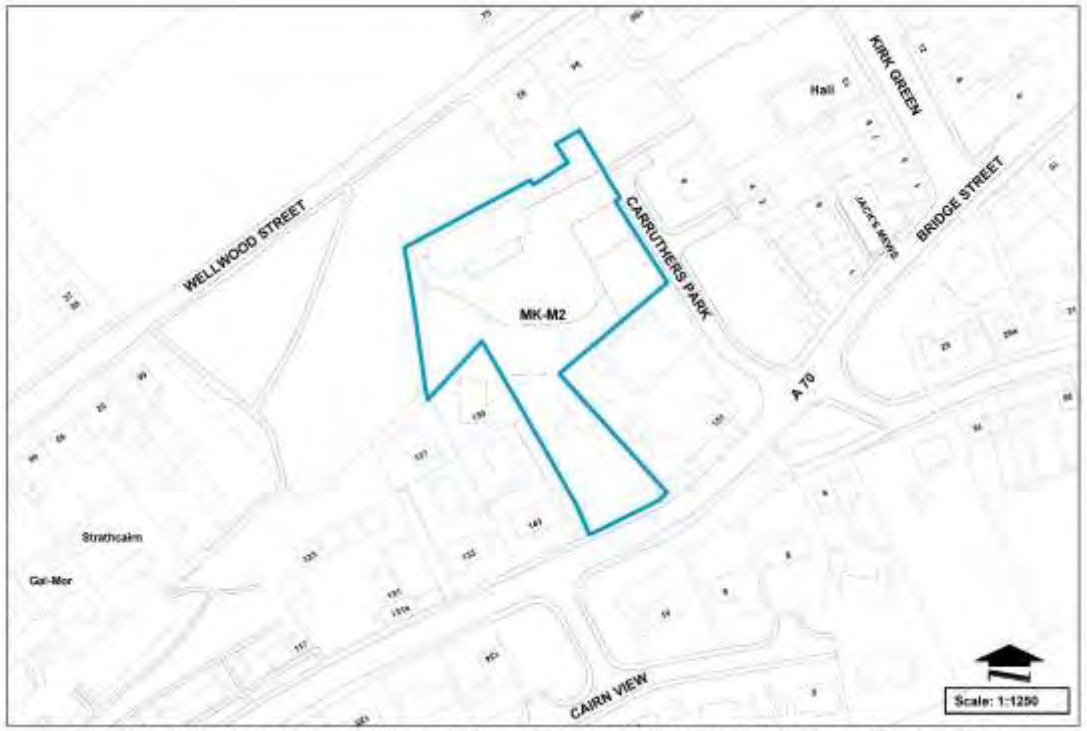
Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during redevelopment of the site. Long term impacts are likely to be significantly 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.

The development of this site is unlikely to have cumulative impacts given its location within Muirkirk and its scale/capacity.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**MK-M2**
Settlement	Muirkirk
Address	Carruthers Park
Description	The site comprises derelict land and buildings within the settlement boundary of Muirkirk as identified within the previous EALDP (2017) and the current LDP2. The site is being allocated as a miscellaneous development opportunity.
OS Grid Ref	NS6927NE
Existing Use	Brownfield
Proposed Use	Business, industry, community uses, housing.
Site Size	0.5ha
Site Capacity	N/A



Planning History	08/0232/OL – Change of use from haulage yard into residential housing land – Approved with conditions

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	This is a brownfield site within a built up, central area of Muirkirk. Directing development to this site is likely to reduce development pressure on the urban edges, and thus have a positive impact on landscapes. However, in overall terms landscape impacts are likely to be neutral rather than positive.
	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*

	Neutral	There are no nature conservation designations within the site. Being a brownfield site within a built up area, the site has little existing ecological value. As such, directing development to this site is likely to reduce development pressure on the urban edges and other, more ecologically valuable sites, and thus have a positive impact on biodiversity, flora and fauna. However, in overall terms, impacts are likely to be neutral, not positive.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Positive / negative	Development of the site is likely to have negative impacts on climatic factors by proliferating private car use and in turn greenhouse gas emissions, in addition to any emissions originating from the operation of the development, depending on its nature. The site, however, is very close to the Muirkirk town centre and its services, amenities and public transport. Directing development to this site is thus likely to reduce the amount of car trips needed compared to similar development elsewhere, which would have a positive impact on greenhouse gas emissions.
Mitigating Impacts on Natural Features		• It should be ensured that the site is as accessible as possible, and that the design of any built environment encourages active travel to maximise the benefits of this central location. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Positive / negative	The site is contained within the Coal Authority's Low Risk Area. The site contains an area of potentially contaminated land; development of the site is likely to be affected by this but result in the treatment and/or removal of contamination which would have a positive impact on soil quality. There is therefore potential for this development to have positive and negative impacts on soil.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / negative	Development of the site is likely to have negative impacts on air quality by proliferating private car use and in turn air pollution, in addition to any emissions originating from the operation of the development, depending on its nature. The site, however, is very close to the Muirkirk town centre and its services, amenities and public transport. Directing development to this site is thus likely to reduce the amount of car trips needed compared to similar development elsewhere, which would have a positive impact on emissions of air pollutants.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 Assessment. No impacts on the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.
Mitigating Impacts on Natural Resources		• The PLDP contains a robust policy framework which protects East Ayrshire's soils and promotes the treatment and removal of contaminated land.

		• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 Assessment. The site is not located in 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.
Mitigating Impacts on the Historic Environment		• N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Positive / negative	Development of the site could lead to an increase in air pollution and noise as well as ambient light illumination from the status quo; specific impacts will depend on the nature of development on this miscellaneous site, but are considered potentially negative as a precaution. However, the site is very close to the Muirkirk town centre and its services, amenities and public transport. Directing development to this site is thus likely to encourage an active lifestyle which would have positive impacts on public health. Overall impacts are this likely to be positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive / negative	Development of the site could lead to an increase in air pollution and noise as well as ambient light illumination from the status quo; specific impacts will depend on the nature of development on this miscellaneous site, but are considered potentially negative as a precaution. However, the site is very close to the Muirkirk town centre and its services, amenities and public transport, including train station. Directing development to this site is thus likely to encourage an active lifestyle which would have positive impacts on population. Development of the site for community uses would have a direct positive impact on the local population. Development for employment uses of this miscellaneous site would provide jobs and wealth thus having a positive impact on populations as well. Overall impacts are this likely to be positive and negative.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive / negative	Reuse of brownfield sites such as this would have a positive impact on material assets. The site is close to existing public transport routes, which would also have a positive impact on material assets. It is unlikely that the development would have significant impacts on waste. The development of the site would also result in the removal and/or treatment of contaminated land, thus having positive impacts.

		Depending on the use of the site (given that it is a miscellaneous development opportunity site) there may be significant impacts on air quality. Overall, development of the site is likely to have significant positive environmental impacts on material assets.
Mitigating Impacts on the Social Environment		• It should be ensured that the site is as accessible as possible, and that the design of any built environment encourages active travel to maximise the benefits of this central location. • New development should provide and integrate into public transport network with bus stops in order to ensure that sustainable transport is integrated into the new development.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	None				
Access	Accessible from Main Street (A70) and Carruthers Park, Muirkirk.					
Consultee Comments	SEPA: No flood risk apparent.					
WWTW Capacity & Waste Water						
Water Supply						

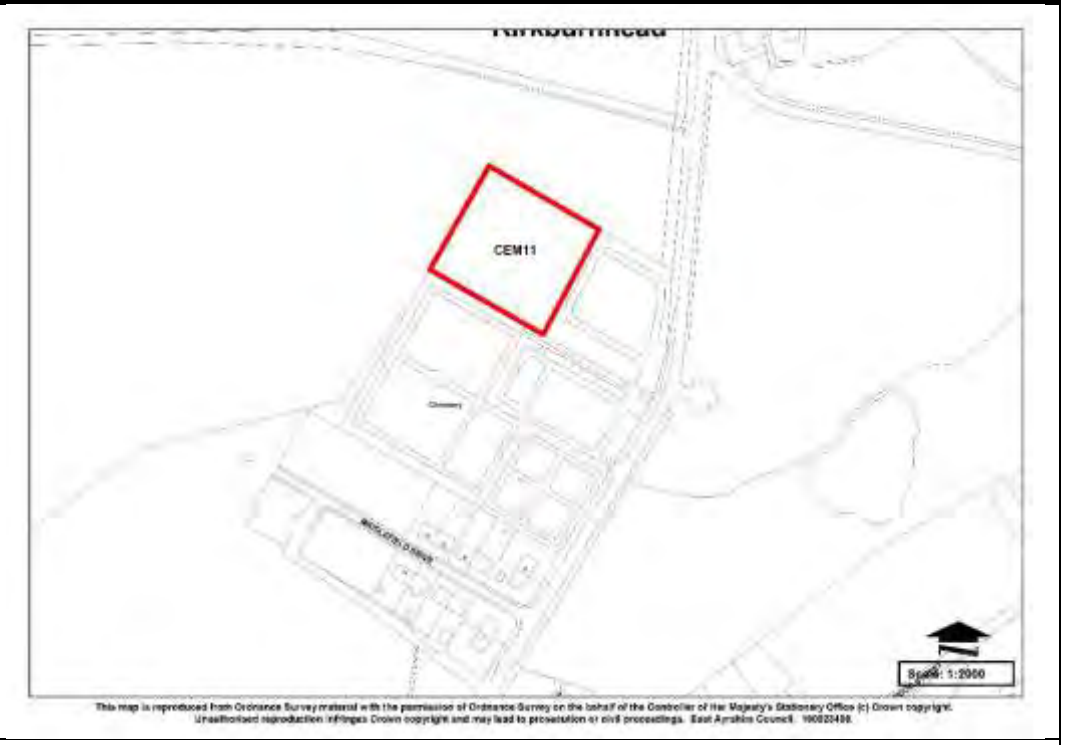
Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significantly positive and/or positive and negative 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.

CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	**CEM11**
Settlement	**Muirkirk**
Address	Muirkirk
Description	The site is located to the north of Muirkirk. The site is found within the settlement boundary and proposes an extension area for the existing cemetery to which it is adjacent. The site is accessible from the Glasgow Road. The site is currently identified as Proposal site within the adopted East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS6927NE
Existing Use	Agricultural
Proposed Use	Extension to existing cemetery
Site Size	Unknown
Site Capacity	0.5 ha
Planning History	None



Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Neutral	The site is contained within the extents of the Central Southern Uplands Environmentally Sensitive Area. Impacts on landscape are unlikely to be positive or negative, given the scale, setting and location of the proposed extension to the existing cemetery. Impacts are therefore considered to be neutral.

	Biodiversity, Flora & Fauna	*Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.*
	Neutral	The site is found within the Central Southern Uplands Environmentally Sensitive Area (ESA). The site is contained within the CSGN's woodland network (high dispersal; core; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given the setting, scale and location of the site, and given that the site is contained within the settlement boundary of Muirkirk, it is unlikely that these habitats are of importance or value in terms of biodiversity, flora and fauna. As such, impacts are considered to be neutral.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors. In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or significant surface water flood risk. Impacts on flood risk are therefore considered to be neutral. In overall terms, impacts on climatic factors are likely to be neutral.
Mitigating Impacts on Natural Features		• It should be ensured that the site is as accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The northern part of the site is contained within the Coal Authority's Low Developemnt Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 assessment. No impacts in terms of the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.

Mitigating Impacts on Natural Resources		• Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	*To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.*
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors, and human health. The development of this site will not result in the loss of any safeguarded open space or CSGN habitat networks. In overall terms, impacts on human health are likely to be neutral.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Neutral	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Positive	As outlined above, the site is considered to be sustainably located and as such it is unlikely to have any significant impacts on air quality, climatic factors, human health or population. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. The development is not likely to have any negative impacts in terms of core paths and other important routes (such as Rights of Way). It will not result in the loss of safeguarded open space or CSGN networks. The

		allocation of this space will enable more capacity within the Cemetery, which will have a positive impact on this necessary material asset.
Mitigating Impacts on the Social Environment		N/A. No significant impacts anticipated which require mitigation.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access						
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site. No long term or cumulative impacts are anticipated.

East Ayrshire Council
Comhairle Siorrachd Àir an Ear

Development Planning and Regeneration
Opera House, 8 John Finnie Street, Kilmarnock, KA1 1DD
Email: localdevelopmentplans@east-ayrshire.gov.uk

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