



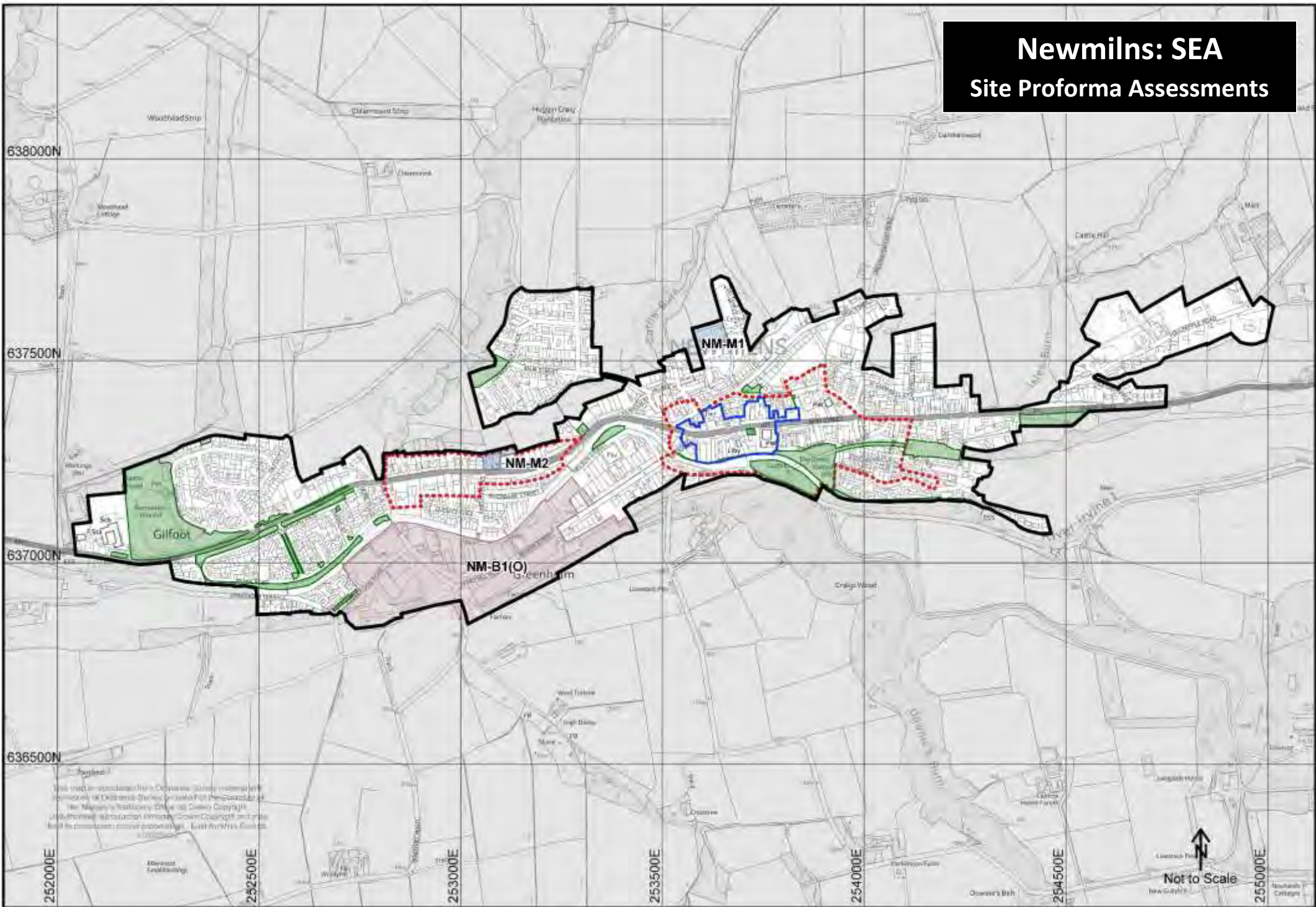
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Newmilns: SEA Site Proforma Assessments



List of Local Development Plan 2 Sites

| Local Development Plan 2 sites | | | |
|--------------------------------|---------------------|-------------------------|----------|
| NEWMILNS | | | |
| LDP2 Ref | Allocation Type | Address | LDP1 Ref |
| NM-B1(O) | Business & Industry | Brown Street, Newmilns | 348B |
| NM-M1 | Miscellaneous | High Street, Newmilns | 198M |
| NM-M2 | Miscellaneous | Loudoun Road, Newmillns | 430M |

Strategic Environmental Assessment

Outcomes – Assessment Stage

| Topic | Assessed in Stage 1 | Screened into Stage 2 Assessment |
|----------------------------------|---------------------|----------------------------------|
| NEWMILNS | | |
| BUSINESS & INDUSTRY | | |
| NM-B1(O): Brown Street, Newmilns | Yes | Yes |
| MISCELLANEOUS | | |
| NM-M1: High Street, Newmilns | Yes | Yes |
| NM-M2: Loudoun Road, Newmillns | 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 | X |

| Policy | Landscape & Geology | Biodiversity, Flora & Fauna | Climatic Factors | Soil | Air | Water | Cultural Heritage | Health | Population | Material Assets |
|----------------------------------|---------------------|-----------------------------|------------------|------|------|-------|-------------------|--------|------------|-----------------|
| BUSINESS AND INDUSTRY | | | | | | | | | | |
| NM-B1(O): Brown Street, Newmilns | N | SN | SP/N | SP/N | SP/N | SN | SN | SP/N | SP/N | SP/N |
| MISCELLANEOUS | | | | | | | | | | |
| NM-M1: High Street, Newmilns | SP/N | N | SP/N | N | SP/N | SP/N | X | SP/N | SP | SP |
| NM-M2: Loudoun Road, Newmilns | X | X | SP/N | SN | SP/N | SN | SN | SP/N | SP | SP |

Stage 1 Assessment Tables

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

| NM-B1(O): Brown Street, Newmilns | | |
|---|--|--|
| Components | Will there be an Environmental Impact? | Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why? |
| Natural Features | The site is contained within the settlement boundary of Newmilns, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. However, as part of the site is being allocated as a development opportunity, there is potential for the development of this site to have significant environmental impacts on air quality. There is a presumption that these impacts will be positive and negative in nature. This should be considered in more detail at Stage 2 assessment. | Yes. Development of the part of the site allocated as a development opportunity for business and industrial use could have significant impacts on natural resources. This should be considered in more detail at Stage 2 assessment. |
| Natural Resources | The site is contained within various areas of contaminated land and is also covered by various WOSAS trigger locations. The site is bordered to the north by the River Irvine. Part of the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources. However, part of the site is being allocated as a development opportunity site. As such, there is potential for this to have an impact on soil quality, air quality as well as the water environment. Impacts are anticipated to be positive and negative in nature, however, more detailed consideration will be required at Stage 2 assessment. | Yes. Development of the part of the site allocated as a development opportunity for business and industrial use could have significant impacts on natural resources. This should be considered in more detail at Stage 2 assessment. |
| Historic Environment | The site is covered by several WOSAS trigger areas, the development of which could have significant environmental impacts on this historic asset. However, the site not in close proximity to any historic or cultural assets. More detailed consideration will be required at Stage 2 assessment. | Yes. As outlined above. |
| Social Environment | There is potential for the development of the part of the site which is allocated as an opportunity to have significant impacts on the social environment, most likely human health and material assets. This is a result of anticipated impacts on soil quality, air quality, the water environment, infrastructure and employability. More detailed consideration of these potential significant impacts will be required at Stage 2 assessment. | Yes. As outlined above. |

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

| NM-M1: High Street, Newmilns | | |
|-------------------------------------|---|--|
| Components | Will there be an Environmental Impact? | Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why? |
| Natural Features | The potential development of this site is likely to have significant impacts in terms of landscape & geology as well as climatic factors. There is a presumption that these impacts will be positive/negative in nature. The site is located within a built up area of Newmilns, as such it is unlikely to have significant impacts on biodiversity, flora and fauna. | Yes. Significant impacts on certain natural features are anticipated. This should be considered in more detail at Stage 2 assessment. |


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| Natural Resources | The development of this site is likely to have significant environmental impacts on air quality and the water environment. There is a presumption that these impacts will be positive/negative in nature. Significant impacts on soil are not anticipated. | Yes. Significant impacts are anticipated. This should be considered in more detail at Stage 2 assessment. |
| Historic Environment | No. Significant impacts on the historic environment are not anticipated. Screened out. | No. No significant impacts anticipated. Screened out. |
| Social Environment | There is potential for the development of the site to have significant impacts on the social environment, most likely human health and material assets. There is a presumption that these impacts will be positive or positive/negative. More detailed consideration of these potential significant impacts will be required at Stage 2 assessment. | Yes. Significant impacts are anticipated. As outlined above. |

| NM-M2: Loudoun Road, Newmilns | | |
|--------------------------------------|--|--|
| Components | Will there be an Environmental Impact? | Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why? |
| Natural Features | The potential development of this site is likely to have significant impacts in terms of climatic factors. There is a presumption that these impacts will be positive/negative in nature. The site is located within a built up area of Newmilns, as such it is unlikely to have significant impacts on landscape & geology and biodiversity, flora and fauna. | Yes. Significant impacts on certain natural features are anticipated. This should be considered in more detail at Stage 2 assessment. |
| Natural Resources | The development of this site is likely to have significant environmental impacts on soil, air quality and the water environment. There is a presumption that these impacts will be positive/negative or negative in nature. | Yes. Significant impacts are anticipated. This should be considered in more detail at Stage 2 assessment. |
| Historic Environment | The development of this site is likely to have significant environmental impacts on the historic environment. These should be considered in more detail at Stage 2 assessment. | Yes. Significant impacts are anticipated. As outlined above. |
| Social Environment | There is potential for the development of the site to have significant impacts on the social environment, most likely human health and material assets. There is a presumption that these impacts will be positive or positive/negative. More detailed consideration of these potential significant impacts will be required at Stage 2 assessment. | Yes. Significant impacts are anticipated. As outlined above. |

Stage 2 Assessments – Site Proforma Assessment Tables

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

| | | |
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| Site Reference | NM-B1(O) |  |
| Settlement | Newmilns | |
| Address | Brown Street | |
| Description | <p>The site is located to the south of Newmilns and forms part of a previous business and industry site allocated in the LDP1 (2017).</p> <p>The site is bounded to the north by the extents of the River Irvine.</p> | |
| OS Grid Ref | NS5337SW | |
| Existing Use | Business & Industry | |
| Proposed Use | Business & Industry – Opportunity site | |
| Site Size | 11.7ha | |
| Site Capacity | N/A | |
| Planning History | <p>23/0094/DN – Prior Notification for Demolition of buildings – Prior approval not required</p> <p>23/0002/EIASCRCR – Screening Request for demolition of buildings – EIA not required</p> <p>17/0144/PP – Residential development of 23 dwellinghouses – Withdrawn;</p> <p>14/0662/DN – Demolition of factory – Withdrawn;</p> <p>11/0714/PP – Erection of temporary security cabin in retrospect – Approved with Conditions;</p> <p>10/0727/PP – Proposed building to house offices and store room – Approved with Conditions;</p> <p>09/0339/FL – Erection of 3 units for storage of vintage cars – Approved;</p> <p>07/0625/FL – Siting of 2 portacabins providing additional office space and staff facilities – Approved with Conditions;</p> <p>07/0026/HS – Application for Hazardous Substances Consent – Approved with Conditions;</p> | |

06/0065/FL – Boundary fencing (palisade) to increase secure storage area at front of office building – Approved;
 04/1260/OL – Demolition of factory and erection of new flatted development – Approved with Conditions; etc.

Impacts on Environmental Receptors

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| Natural Features | Landscape | <i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i> |
| | 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 Newmilns, its development of this site is unlikely to have any significant impacts on landscape. |
| | Biodiversity, Flora & Fauna | <i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i> |
| | Negative | The site is continued from LDP1. It is an existing business/industry site which is its current use. As such, it is largely developed and urban in nature. However, the site is contained within CSGN woodland hotspot (rank: 62). A significant portion of this network is gone due to development. However, wooded areas remain within the site. The site contains two areas of native woodland (lowland mixed deciduous woodland of mixed maturity). There is potential for development of the site to have a negative impact on these assets. As a precaution, impacts are considered to be negative, subject to appropriate mitigation. |
| | Climatic Factors | <i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i> |
| Positive/Negative | The site is subject various areas of low-high surface water flood risk and its northern extents borders the River Irvine. 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. A core path intersects and extends through the centre of the site. This should be retained. 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 | | <ul style="list-style-type: none"> • Existing core paths intersecting the site should be retained. • All existing native woodland should be retained, with any trees lost, replaced my replacement planting. |

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| Natural Resources | Soil | <i>To protect and improve soil and land resources.</i> |
| | Positive/Negative | The site also contains several areas of contaminated land. The treatment and/or removal of which will have a significant positive impact on soil quality. Part of the site is found within the Coal Authority's Development Low risk, however, other parts of the site are found within the Development High risk area. This could have significant negative impacts on soil. In overall terms, impacts are likely to be significant positive and negative. |
| | Air | <i>To prevent deterioration, and where possible, enhance air quality.</i> |
| | Positive/Negative | 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. A core path intersects and extends through the centre of the site. This should be retained. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops). However the development of the site is likely to proliferate private car use which will in turn increase GHG emissions, having negative impacts on emissions targets (and air quality). In overall terms, impacts on climate are likely to be significant positive and negative. |
| Natural Resources | Water | <i>To manage flood risk and safeguard the environment from degradation.</i> |
| | Negative | The site is subject various areas of low-high surface water flood risk and its northern extents borders the River Irvine. 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 | | <ul style="list-style-type: none"> The LDP 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. The LDP contains a robust policy framework, which protects the water environment and a Flood Risk Management policy, which requires all development proposals to be assessed against the Flood Risk Framework, and outlines the requirement for a Flood Risk Assessment, which may be necessary for the future development of this site. |

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| | | <ul style="list-style-type: none"> 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. Developers should contact SEPA regarding |
| Historic Environment | Cultural Heritage | <i>Protect and enhance the historic built and natural environment.</i> |
| | 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 | | <ul style="list-style-type: none"> If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. |
| Social Environment | Human Health | <i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i> |
| | Positive/Negative | 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 | <i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i> |
| | 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. A core path intersects the site. 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, |

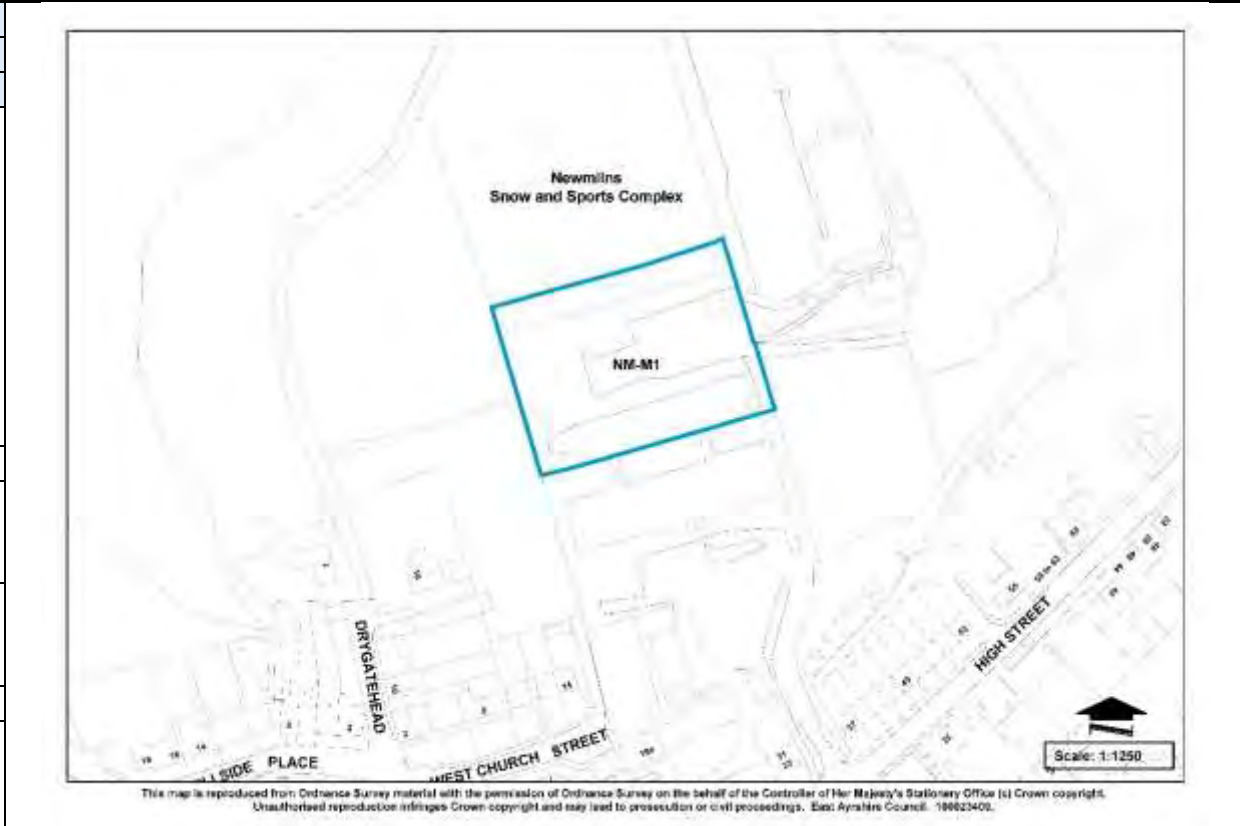
| | | | | | |
|---|--------------------------------|--|--------------------------|----|-----------------------|
| | | having negative environmental impacts on health. In overall terms, impacts on population are likely to be both positive and negative. | | | |
| | Material Assets | <i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i> | | | |
| | 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 Newmilns, 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 in not appropriately mitigated. There is potential for further development of the site to have a detrimental impact on natural assets such as native woodland, which would be contrary to the SEA objectives which seek to expand CSGN networks and habitats. In overall terms, impacts on material assets are likely to be significant positive and negative in nature. | | | |
| Mitigating Impacts on the Social Environment | | <ul style="list-style-type: none"> • 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. • 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. | | | |
| Services, Infrastructure Capacity, Deliverability and Sustainability Constraints | | | | | |
| Soil | Coal Authority Risk Assessment | Low Risk ; High Risk | Vacant and Derelict Land | No | Contaminated Land Yes |
| Water | SEPA Flood Risk | The site is subject various areas of low-high surface water flood risk and its northern extents borders the River Irvine. | | | |
| Access | Information pending. | | | | |
| Consultee Comments | Information pending. | | | | |
| 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. No significant or cumulative impacts are anticipated in terms of landscape due to the already urban nature of the site and surrounding environment.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

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|-----------------------|--|
| Site Reference | NM-M1 |
| Settlement | Newmilns |
| Address | High Street, Newmilns |
| Description | The site is vacant land within the settlement of Newmilns, sitting just inside the northern boundary of the town. The site is adjacent to the Newmilns ski centre, a well established leisure facility within the Irvine Valley |
| OS Grid Ref | |
| Existing Use | Vacant land / informal car parking |
| Proposed Use | Miscellaneous – community, tourism, leisure and recreation |
| Site Size | 0.3 ha |
| Site Capacity | N/A |



Planning History 09/0058/FL – Upgrade of existing ski centre, including new clubhouse and parking – approved with conditions

Impacts on Environmental Receptors

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| Landscape | <i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i> |
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| Natural Features | Positive / Negative | The site sits within the landscape character type Upland River Valley. The site sits at the edge of the settlement, therefore any development has the potential to impact on landscape setting of the town and the relationship between the town and its surrounding countryside. |
| | Biodiversity, Flora & Fauna | <i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i> |
| | Neutral | There are no statutory designations on the site relating to biodiversity or the natural environment. As the site has been vacant for a number of years, vegetation is now growing on the site that could support some biodiversity. However, this is expected to be minimal. |
| | Climatic Factors | <i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i> |
| | Positive / Negative | <p>Development on what is currently a vacant site would be likely to increase traffic movement to and from the site, with possible impacts on greenhouse gas emissions. However, the site is located within Newmilns and is within walking distance of much of the residential population of Newmilns and of local bus services running along the Main Street, linking Newmilns to the rest of the Irvine valley and beyond. The site therefore offers potential for sustainable forms of travel to be used.</p> <p>The site itself is not shown to be at risk of either fluvial or surface flooding.</p> <p>In overall terms, there are likely to be both positive and negative environmental impacts.</p> |
| Mitigating Impacts on Natural Features | | <ul style="list-style-type: none"> • Development of the site should be sensitively designed to ensure it is compatible with the edge of settlement 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. • 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. |
| Natural Resources | Soil | <i>To protect and improve soil and land resources.</i> |
| | Neutral | 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 development proposals for the site. As the site is currently vacant and |

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| | | 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. |
| | Air | <i>To prevent deterioration, and where possible, enhance air quality.</i> |
| | Positive / Negative | New development on the currently vacant site, will bring additional traffic, which will have a negative impact on air quality. However, the site is considered to be in a sustainable location, forming a previously used site, with good accessibility. This gives the opportunity for those visting the site or any future residents, good opportunity to do so by sustainable means, i.e. walking, cycling, bus. In the long term, this could contribute to enhanced air quality. |
| | Water | <i>To manage flood risk and safeguard the environment from degradation.</i> |
| | Positive / Negative | The site is not identified as being at risk of flooding, either surface or fluvial flooding. There are however, areas of flood risk in relatively close proximity to the site, which could potentially be exacerbated by development on this site. |
| Mitigating Impacts on Natural Resources | | <ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • Development of the site, linked to the existing ski centre, should explore ways to promote active travel and allow users to access the site in alternatives to the private car. |
| Historic Environment | Cultural Heritage | <i>Protect and enhance the historic built and natural environment.</i> |
| | Screened out at stage 1 assessment | There are no cultural heritage features within the site or in close proximity of the site. |
| Mitigating Impacts on the Historic Environment | | N/A |
| Social Environment | Human Health | <i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i> |
| | Positive / negative | The site is currently vacant and derelict and detracts from the amenity and character of Newmilns, especially given that it is adjacent to the dry ski centre, a key facility in the area for local people and visitors. The re-use of the site will contribute positively to place making and help improve the sense of place within Newmilns. However, this is dependent on the scale and design of the development proposed, with the risk that poor quality |

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| | | development could detract from the quality of place. Overall therefore, development of the site is likely to have significant positive and negative environmental impacts. | | | | |
| | Population | <i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i> | | | | |
| | Positive | The site represents a sustainable location; within the settlement of Newmilns, delivering opportunities for a range of ways to access the site, via walking, cycling or bus. In terms of the urban fabric of Newmilns, the development would remove a prominent gap site and improve both the setting of and access to the ski slope, an important local facility for residents of Newmilns and the surrounding area. | | | | |
| | Material Assets | <i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i> | | | | |
| | Positive | 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 development of community, recreational or leisure uses would bring additional life and vibrancy into this part of the town, maximising the contribution the ski slope facility brings to the town. Overall, development of the site is likely to have significant positive impacts. | | | | |
| Mitigating Impacts on the Social Environment | | <ul style="list-style-type: none"> • Development must respect principles of good place making and ensure it is sensitive to the edge of settlement location. • Development must maximise opportunities to link the existing leisure facility to the rest of the town, via active travel networks and good design. | | | | |
| 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 | Information pending. | | | | | |
| 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, mainly pertaining to the sustainable location and re-use of a vacant site. However, this will be dependent on the mitigation and enhancements methods being taken into account, particularly in relation to the scale and design of development. | | | | | | |

Strategic Environmental Assessment (SEA) Pro Forma

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| Site Reference | NM-M2 |
| Settlement | Newmilns |
| Address | Loudoun Road |
| Description | <p>The site is centrally located within Newmilns, within the settlement boundary. The site faces Loudoun Road to the south and is bounded by other residential properties to east and west and fields to the north.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p> |
| OS Grid Ref | NS530372 |
| Existing Use | Brownfield |
| Proposed Use | Miscellaneous |
| Site Size | 0.3 ha |
| Site Capacity | N/A |



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| Planning History | 17/0276/CA – Demolition in a Conservation Area – Refused; 17/0275/PP – Erection of nursing home including change of use of dwelling – Refused; 16/0236/PP – Erection of nursing home including change of use of dwellinghouse – Withdrawn; 07/0667/FL – Housing development to form 10 dwellings – Approved with Conditions. |
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Impacts on Environmental Receptors

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|-------------------------|---|--|
| Natural Features | Landscape | <i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i> |
| | Screened out at Stage 1 Assessment | The site is contained within the settlement boundary of Newmilns and as such it is unlikely to have any significant impacts on landscape character or geology. |

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| | Biodiversity, Flora & Fauna | <i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i> |
| | Screened out at Stage 1 Assessment | The site is contained within the settlement boundary of Newmilns and as such it is unlikely to have any significant impacts on biodiversity, flora or fauna. |
| | Climatic Factors | <i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i> |
| | Positive / Negative | Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, having a negative impact on air quality and climatic factors. However, as the site is immediately adjacent to public transport and is within walking distance of the town centre, this is likely to have significant positive impacts. In overall terms, impacts are considered to be significant positive/negative in nature. |
| Mitigating Impacts on Natural Features | | <ul style="list-style-type: none"> It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. |
| Natural Resources | Soil | <i>To protect and improve soil and land resources.</i> |
| | Negative | The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation. |
| | Air | <i>To prevent deterioration, and where possible, enhance air quality.</i> |
| | Positive / Negative | Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. However, as the site is immediately adjacent to public transport and is within walking distance of the town centre, this is likely to have significant positive impacts. In overall terms, impacts on air quality are likely to be positive and negative. |
| Water | | <i>To manage flood risk and safeguard the environment from degradation.</i> |
| | Negative | The south of the site is at low-medium risk from fluvial flooding. Development on the site could be subject to some future flooding and could result in increased flood risk elsewhere if appropriate measures are not in place. In overall terms, it is considered that the development may have adverse impacts on the water environment, which could be manageable subject to further investigation. In overall terms, environmental impacts are considered to be negative as a result. |
| Mitigating Impacts on Natural Resources | | <ul style="list-style-type: none"> Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. |

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| | | <ul style="list-style-type: none"> It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. The LDP contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary. 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. Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced. |
| Historic Environment | Cultural Heritage | <i>Protect and enhance the historic built and natural environment.</i> |
| | Negative | The site is located within the Loudoun Road Newmilns Conservation Area. Development on this site may potentially have a significant impact on this historic asset. The nature of this impact could potentially be significantly positive or negative depending on the characteristics of the proposal, being able to both detract or enhance from the value of the surrounding historic built environment. As a precaution, as the status quo is not deemed to be significantly negative, impacts on cultural heritage are deemed negative as a precaution before implementation of appropriate mitigation. |
| Mitigating Impacts on the Historic Environment | | <ul style="list-style-type: none"> It should be ensured that any development proposals are sympathetic in layout, design and materials. The LDP and associated Supplementary Guidance contains a policy framework to ensure developments are of the highest quality design which should be followed at all times. |
| Social Environment | Human Health | <i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i> |
| | Positive/Negative | Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. However, as the site is centrally located within Newmilns, its development is considered to be more sustainable than a periphery site. The site is immediately adjacent to public transport and is within walking distance of the town centre, and near core paths and rights of way, which may encourage an active lifestyle. Overall, development of the site is likely to have significant positive and negative environmental impacts. |
| | Population | <i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i> |

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|---|---------------------------------|---|--------------------------|----|-------------------|----|
| | Positive | The site is located very centrally within Newmilns, which is considered to be very sustainable in location terms as it is immediately adjacent to public transport and is within walking distance of the town centre, which may encourage an active lifestyle. In overall terms, the development of this site is likely to have significant positive impacts on population. | | | | |
| | Material Assets | <i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i> | | | | |
| | Positive | The site is brownfield and located centrally within the settlement boundary of Newmilns, its development is considered to be sustainable that a periphery site. The site is close to public transport routes. Reuse of existing buildings also contributes positively to the sustainability of development at this site. In overall terms, the development of this central brownfield site is likely to have significant positive impacts on material assets. | | | | |
| Mitigating Impacts on the Social Environment | | <ul style="list-style-type: none"> • Development of the site should ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. | | | | |
| Services, Infrastructure Capacity, Deliverability and Sustainability Constraints | | | | | | |
| Soil | Coal Authority Risk Assessment | Low Risk | Vacant and Derelict Land | No | Contaminated Land | No |
| Water | SEPA Flood Risk | Low-Medium fluvial flooding | | | | |
| Access | No significant access concerns. | | | | | |
| Consultee Comments | | | | | | |
| WWTW Capacity & Waste Water | | | | | | |
| Water Supply | | | | | | |
| Short, Medium or Long Term and Cumulative Impacts | | | | | | |
| In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and 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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