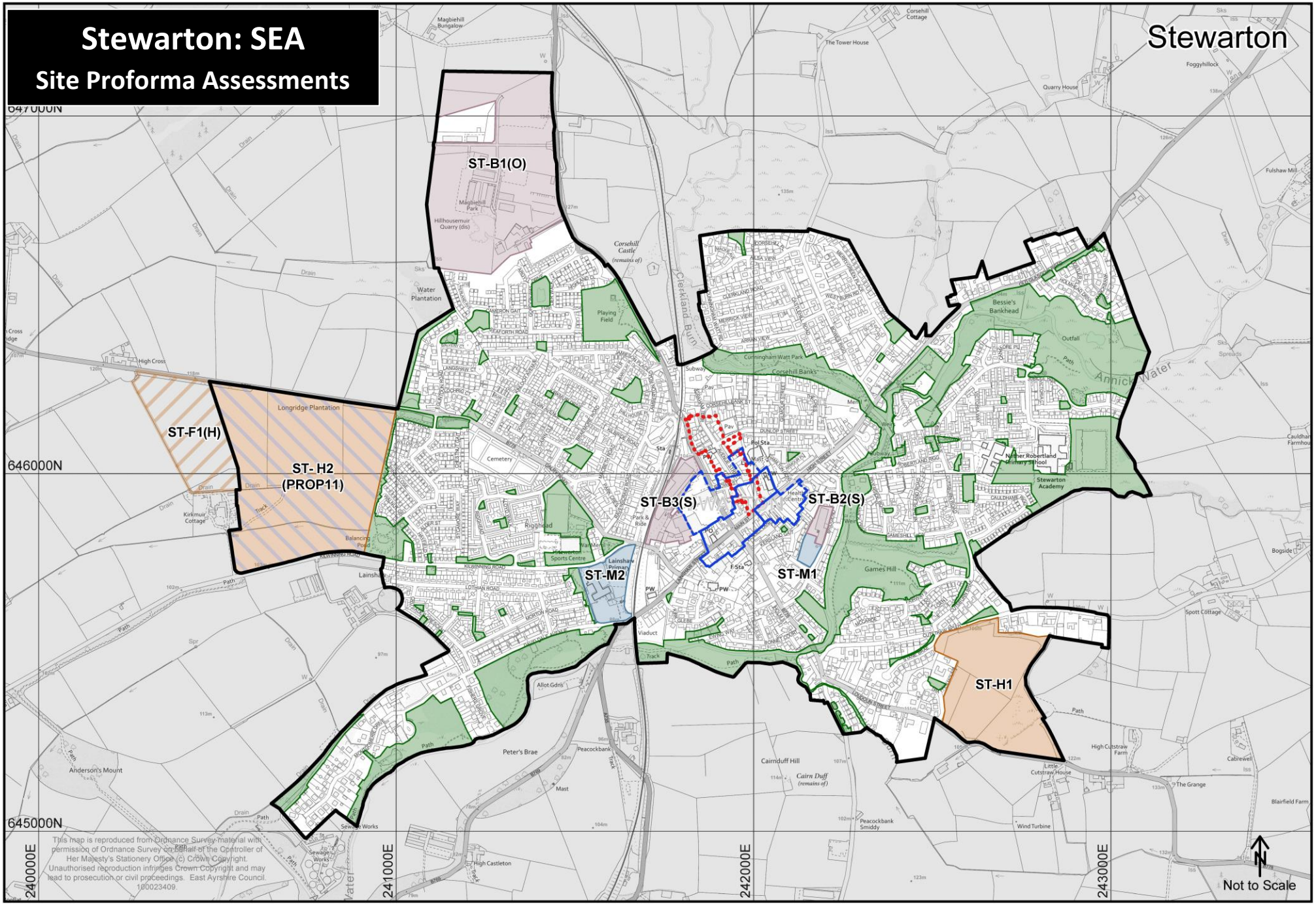
Stewarton: SEA
Site Proforma Assessments
Stewarton
ST-B1(O)
ST-F1(H)
ST- H2
(PROP11)
ST-B3(S)
ST-B2(S)
ST-M2
ST-M1
ST-H1
647000N
646000N
645000N
240000E
241000E
242000E
243000E
Not to Scale
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List of Proposed Local Development Plan 2 Sites

Proposed Local Development Plan 2 sites			
KILMARNOCK			
PLDP2 Ref	Allocation Type	Address	LDP1 Ref
ST-H1	Residential	Draffen East, Stewarton	355H
ST-H2 (PROP11)	Residential	Kilwinning Road, Stewarton	FGA4
ST-F1(H)	Future Growth (Residential)	Kilwinning Road (West), Stewarton	
ST-B1(O)	Business & Industry	Magbiehill, Stewarton	
ST-B2(S)	Business & Industry	Bridgend, Stwearton	193B
ST-B3(S)	Business & Industry	Rigg Steet, Stewarton	192B
ST-M1	Miscellaneous	Bridgend, Stewarton	193B
ST-M2	Miscellaneous	Kilwinning Road, Stewarton	

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
STEWARTON		
RESIDENTIAL		
ST-H1: Draffen East, Stewarton	Yes	Yes
ST-H2 (PROP11): Kilwinning Road, Stewarton	Yes	Yes
FUTURE GROWTH (RESIDENTIAL)		
ST-F1(H): Kilwinning Road (West), Stewarton	Yes	Yes
BUSINESS & INDUSTRY		
ST-B1(O): Magbiehill, Stewarton	Yes	Yes
ST-B2(S): Bridgend, Stwearton	Yes	No
ST-B3(S): Rigg Steet, Stewarton	Yes	No
MISCELLANEOUS		
ST-M1: Bridgend, Stewarton	Yes	Yes
ST-M2: Kilwinning Road, Stewarton	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										
ST-H1: Draffen East, Stewarton	SP/N	**SN**	SP/N	**SN**	SP/N	N	**SN**	SP/N	SP/N	**SN**
ST-H2 (PROP11): Kilwinning Road, Stewarton	**SN**	**SN**	**SN**	**SN**	SP/N	N	**SN**	SP/N	SP/N	SP/N
FUTURE GROWTH (RESIDENTIAL)										
ST-F1(H): Kilwinning Road (West), Stewarton	**SN**	N	SP/N	**SN**	SP/N		N	SP/N	SP/N	SP/N
BUSINESS & INDUSTRY										
ST-B1(O): Magbiehill, Stewarton	**SN**	**SN**	SP/N	SP/N	SP/N	N	**SN**	SP/N	SP	SP/N
MISCELLANEOUS										

ST-M1: Bridgend, Stewarton	SP		SP/N		SP/N			SP/N	SP/N	SP
ST-M2: Kilwinning Road, Stewarton	SP	SP/N	SP/N		SP/N		**SN**	SP/N	SP/N	SP/N

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

ST-H1: Draffen East, Stewarton		
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	Yes. The site is a greenfield on the edge of Stewarton, so will likely have impacts on landscape and habitat features as well as climatic impacts. There is a presumption that these impacts will be negative and/or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts. To be considered in more detail at stage 2.
Natural Resources	Yes. The site represents a greenfield extension to Stewarton, so will likely have some impacts on air and soil. There is a presumption that these impacts will be negative and/or positive/negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on the water environment are not anticipated.	Yes. There are likely to be significant environmental impacts. To be considered in more detail at stage 2.
Historic Environment	Yes. The site is adjacent to a number of listed buildings and is found within an archaeological site/area. All other aspects of the historic environment have been screened out.	Yes. To be considered in more detail at stage 2, but in relation only to gardens listed buildings and archaeological sites/areas.
Social Environment	Yes. 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 impacts will be negative and/or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts. To be considered in more detail at stage 2.

ST-H2 (PROP11): Kilwinning Road, Stewarton		
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	Yes. The site is a greenfield on the edge of Stewarton, so will likely have impacts on landscape and habitat features as well as climatic impacts. There is a presumption that these impacts will be negative and/or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. To be considered in more detail at stage 2.
Natural Resources	Yes. The site represents a greenfield extension to Stewarton, so will likely have some impacts on water, air and soil. There is a presumption that these impacts will be negative and/or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. To be considered in more detail at stage 2.
Historic Environment	Yes. The site is adjacent to the non-inventory designed landscape, Lainshaw. All other aspects of the historic environment have been screened out.	Yes. To be considered in more detail at stage 2, but in relation only to gardens and designed landscapes.
Social Environment	Yes. 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 impacts will be negative and/or	Yes. To be considered in more detail at stage 2.

	positive/negative in nature. This should be considered in further detail at stage 2 assessment.	

FUTURE RESIDENTIAL GROWTH SITE(S)

ST-F1(H): Kilwinning Road (West), Stewarton		
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 on landscape are presumed negative. Significant impacts are also anticipated for climatic factors. These are presumed to be positive/negative in nature. Significant impacts on biodiversity are not anticipated. However, this should be considered further at stage 2 assessment.	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 contamination; there is a presumption that these will be positive and negative. Significant impacts on the water environment are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be environmental impacts on Soil and Air. This should be considered in more detail at Stage 2 assessment. Impacts on Water are not anticipated.
Historic Environment	There are likely environmental impacts on the historic environment, due to proximity to a GDL. However, these impacts are not likely to be significant. Screened into stage 2 for further consideration.	Yes. There are likely to be environmental impacts on the 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.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

ST-B1(O): Magbiehill, Stewarton		
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 negative as there are environmental conservation designations within the site, in addition to increased car 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 contamination; there is a presumption that these will be positive and negative.	Yes. There are likely to be environmental impacts on Soil and Air. This should be considered in more detail at Stage 2 assessment. Impacts on Water are not anticipated.
Historic Environment	There are likely environmental impacts on archaeological resources within the site, there is a presumption that these will be negative.	Yes. There are likely to be environmental impacts on the 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.

ST-B2(S): Bridgend, Stewarton		
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 Stewarton, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is not in close proximity to any important historic and cultural assets. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on the historic environment.
Social Environment	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the social environment.	No. As outlined above.

ST-B3(S): Rigg Street, Stewarton		
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 Stewarton, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. However, the site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural features.	No. The development of this site is not likely to have significant environmental impacts on natural features due to its existing urban setting. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on natural features.
Natural Resources	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional impacts on natural resources.	No. As outlined above.
Historic Environment	The site is not in close proximity to any important historic and cultural assets. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on the historic environment.
Social Environment	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the social environment.	No. As outlined above.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

ST-M1: Bridgend, Stewarton		
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 presumed to positive or neutral on landscape and biodiversity as 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, there is a presumption that these will be positive and negative.	Yes. There are likely to be environmental impacts on Air. This should be considered in more detail at Stage 2 assessment. Impacts on Soil and 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.

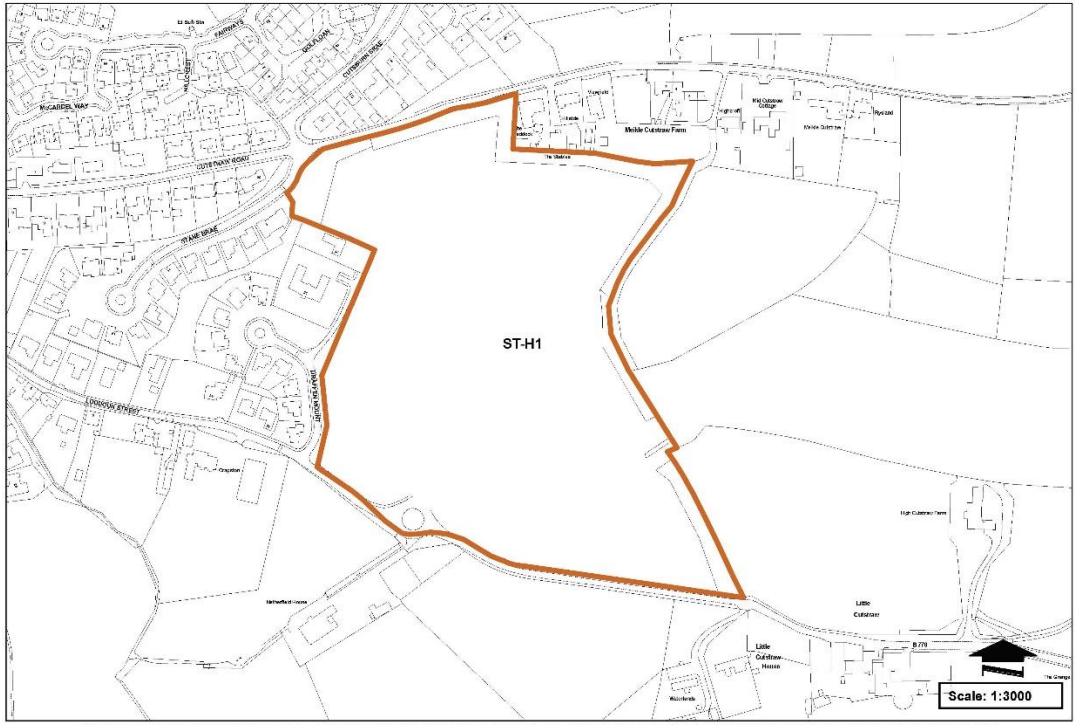
ST-M2: Kilwinning Road, Stewarton		
Components	**Will there be an Environmental Impact?**	**Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?**
Natural Features	There are likely environmental impacts as a result of development on this site. Impacts are presumed to be either positive or positive/negative on landscape and biodiversity as developing on brownfield sites diverts development from greenfield, and negative impacts on climate through increased trips and on biodiversity through reduction of greenspace.	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, there is a presumption that these will be positive and negative.	Yes. There are likely to be environmental impacts on Air. This should be considered in more detail at Stage 2 assessment. Impacts on Soil and Water are not anticipated.
Historic Environment	There are likely environmental impacts on Listed Buildings near the site, there is a presumption that these will be negative.	Yes. There are likely to be environmental impacts on the 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.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**ST-H1**
Settlement	Stewarton
Address	Draffen East
Description	Site is located to the East of Stewarton. The site was allocated within the EALDP (2017) for residential purposes as site 355H. LDP2 continues to allocate this site as a residential development opportunity (ST-H1). The site is accessible from the B778, which bounds its northern extent. There are also access opportunities from Willow Court and Walnut Grove.
OS Grid Ref	NS4045NE
Existing Use	At the point of writing the site is under construction and is partially built out therefore site is residential or has been prepared for construction of residential dwellings.
Proposed Use	Residential. `
Site Size	8.84ha



Site Capacity	70 units (indicative capacity of whole site)	
Planning History	Various, principally: 01/0859/OL - Proposed Outline Planning Permission For Residential Development 14/0902/PP - Permission to implement the terms of Planning Permission Ref 01/0859/OL without complying with the terms of Condition Nos 7 (in part:- in so far as it relates to the retention of the former lime kiln) and 13.	

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Positive/Negative	The site is classified as "Agricultural Lowland" (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. Development would result in a significant extension of the settlement into the rural area. NatureScot has stated that development of the site may be possible should a careful masterplan approach that respects the setting of the site should be adopted by any prospective developer. High quality green infrastructure should form a key component of any development. In this context, impact is considered to be positive and negative, should development be undertaken in line with the recommendations made by NatureScot.
	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 not subject to or in close proximity to any designated or safeguarded sites. The site is within the Central Scotland Green Network (CSGN) Neutral Grassland Hotspot. Whilst development could potentially contribute positively to the creation of new amenity green space on open farmland, use of the majority greenfield site would result in the loss of open green space, resulting in a net loss for biodiversity. As a precaution, impacts on biodiversity are therefore 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 this site is likely to have negative impacts on greenhouse gas emissions and therefore on climate by proliferating private car use. The impact of proposed development on overall air quality is considered to be negative as it is considered likely that the inhabitants would rely partly on car travel. The site would not result in the removal important resources such as carbon rich soils and peatland, which help to address climate change and store water, minimising flood risk. The site is not located adjacent to a bus route, however, a core path is immediately adjacent and the site is approximately 1km from Stewarton town centre. An existing bus stop is around 400m from the site. The development of the site, is not considered to have a detrimental impact on flood risk, and such, it is not considered to have a detrimental impact on climate resilience. In overall terms, the development of this site is likely to have

		both positive and negative impacts on climatic factors should inhabitants make use of public transport/active travel links.
Mitigating Impacts on Natural Features		• 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. • A strong landscape framework should be provided, ensuring a robust and defensible settlement edge. • Any housing should have a positive interface with the B778 and existing housing.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	The soil within the site consists of non-calcareous gleys. The site falls within the Coal Authority's development low risk area and there is therefore the potential that development would be impacted by former workings. The development would not result in the loss of important soil resources such as peatland or raised/intermediate bogs but would result in the loss of locally important good quality agricultural and. In overall terms, the environmental impacts of the development of this site are likely to have negative impacts on soil as a result of the low risk posed by historic mining and the loss of agricultural land.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive/Negative	Development of this site is likely to have some negative impacts on air quality by proliferating private car use. The site is not located adjacent to a bus route, however, a core path is immediately adjacent and the site is approximately 1km from Stewarton town centre. An existing bus stop is around 400m from the site. It is not unreasonable to assume that dedicated footpath could be created and linked to that of the adjacent development in order to allow inhabitants to walk into the centre of Stewarton. The impact of proposed development on overall air quality is therefore considered to be positive and negative as it is considered that the inhabitants would rely partly on car travel whilst also making use of active travel links. In overall terms, impacts are likely to be positive and negative.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site is not at risk from either fluvial or surface water flooding. Development of the site is therefore unlikely to have any positive or negative impacts on the water environment and impact is considered to be neutral.
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. • LDP2 contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood

		Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary. • 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, 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 close proximity to historic assets such as listed buildings, conservation areas or scheduled monuments. However, the site borders Lainshaw Garden and Designed Landscape. This is a non-inventory designation. The site is therefore not of national importance but of local landscape importance. The development of the site could have potentially negative impacts on the setting and landscape character of this designation. In overall terms, as a precaution impacts are likely to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		• The applicant/developer should adhere the advice and guidance outlined within Policy HE4: Gardens and Designed Landscapes, and the associated Garden and Designed Landscape which reviews the value, assets and development pressures experienced within individual GDLs. • Appropriate design, layout and materials should be adopted and utilised in order to reduce any potentially detrimental impacts the development may have on the garden and designed landscape. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.
Social Environment	Human Health	*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 development of this site is likely to have both a positive and negative impact on air quality, greenhouse gas emissions, and in turn, human health. The site is on the Core Path plan and it is possible to walk to Stewarton town centre and services there, albeit out with recommended 400m walking distance. It is likely that inhabitants will make use of private car journeys as a result of this relative isolation but equally likely that some will walk and make use of nearby public transport. Routes to Stewarton town centre are safe and via dedicated footpaths. The site would not result in the removal important resources such as carbon rich soils and peatland, which help to address climate change and store water, minimising flood risk. The site is not considered to have any significant climate resilience implications which would have a negative impact on human health. In overall terms, impacts on human health are considered 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	Development of this site is likely to have negative impacts on greenhouse gas emissions and therefore on population by proliferating private car use. The impact of proposed development on population is considered to be negative as it is considered likely that the inhabitants would rely partly on car travel. The site would not result in the removal important resources such as carbon rich soils and peatland, which help to address climate change and store water, minimising flood risk. The site is not located adjacent to a bus route, however, a core path is immediately adjacent and the site is approximately 1km from Stewarton town centre. An existing bus stop is around 400m from the site. The development of the site, is not considered to have a detrimental impact on flood risk, and such, it is not considered to have a detrimental impact on climate resilience. In overall terms, the development of this site is likely to have both positive and negative impacts on population should inhabitants make use of public transport/active travel links.
	Material Assets	*Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.*
	Negative	This is a greenfield site out with the settlement boundary within the Rural Protection area, therefore development is generally not supported. LDP2 also outlines the development constraints experienced in Stewarton, the addition of this site is likely to be significant pressure on existing facilities (including educational facilities), health amenities, services and the road infrastructure which are all considered to be at capacity, having a significant negative impact on material assets. The development in this site is likely to have negative impacts on air quality by proliferating private car use as a result of increasing the residential population of the area, with implications for health and population. Although, the site is accessible, integrated into existing active travel and public transport networks, it is considered that impacts on material assets are largely negative. It is noted that the site has no significant climate resilience implications in terms of flood risk. In overall terms, impacts on material assets are likely to be significantly and largely negative.
Mitigating Impacts on the Social Environment		• 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. • A strong landscape framework should be provided, ensuring a robust and defensible settlement edge. • Any housing should have a positive interface with the B778 and existing housing. • Development proposals must accord with the policy requirements of DES1, OS1, CR1 and all other relevant policies to ensure that environmental impacts are reduced and that a sustainable approach to development is adopted.

	• 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.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water/flooding issues.				
Access	No access concerns – relatively well connected.					
Consultee Comments	NatureScot: This site is out with the settlement boundary, however, appears to have been identified as a 'Future Housing Growth Area' in the current Plan. Development of this site would be a significant extension of the urban character, eroding the rural setting. If allocated, a masterplan approach should be taken to ensure cohesion both across the site and with existing and proposed development. A strong landscape framework should be provided, ensuring a robust and defensible settlement edge. Any housing should have a positive interface with the B778 and existing housing. We recommend incorporating green infrastructure into the design of the development, considering it from the outset of the design process.					
WWTW Capacity & Waste Water	Growth project underway at Stewarton WWTW- Scottish Water welcome early discussions with Developers to discuss build out rates and establish growth requirements.					
Water Supply	Sufficient capacity in current system.					

Short, Medium or Long Term and Cumulative Impacts

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

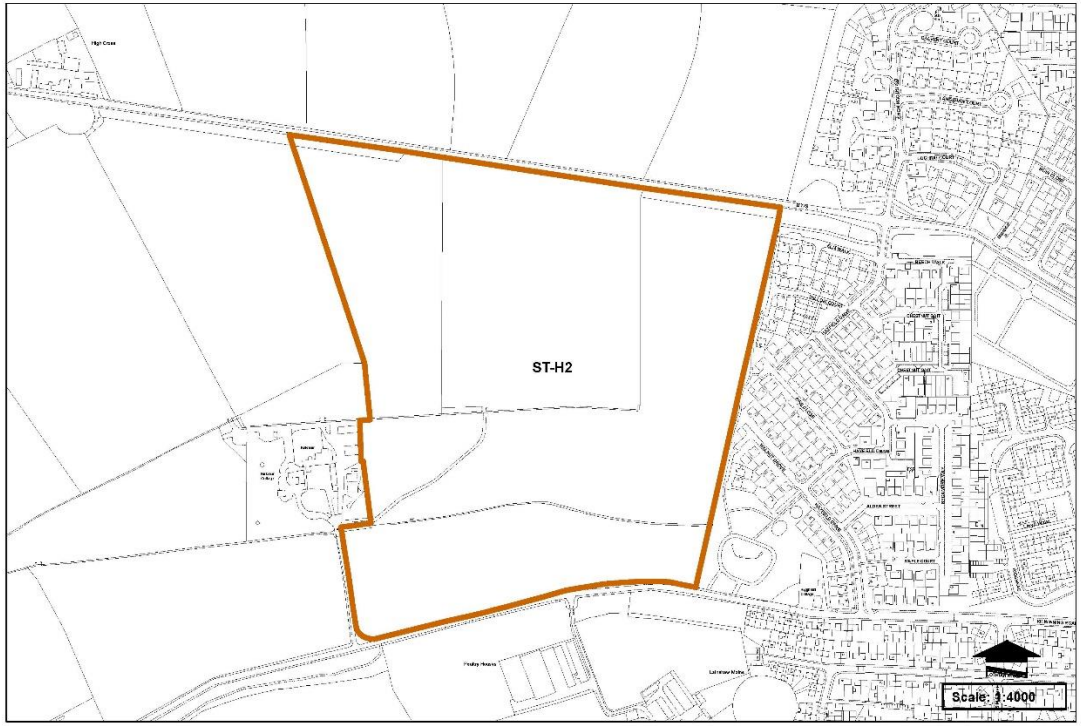
This site forms part of a Future Growth Area as was identified within LDP1 (2017) and, as such, has been identified as the most suitable direction in which expansion of Stewarton should proceed. Nevertheless, development would result in some use of the car as a result of the relative isolation of the site and would potentially result in a loss of biodiversity and locally important agricultural land.

This is a prominent periphery site, the development of which could alter the landscape character of Stewarton, given it's scale, as outlined within NatureScot's consultation response. Landscape impacts are consdiered to be significant negative. There is potential for significant cumulative impacts if this site is developed alongside other nearby housing sites.

Appendix 11.26 – Stewarton

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**ST-H2**
Settlement	STEWARTON
Address	KILWINNING ROAD
Description	The site is located on the western edge of Stewarton, boundedy by Kilwinning Road to to the south and Dalry Road to the north. This is a new site which was submitted and was not allocated within LDP1 (2017).
OS Grid Ref	NS4046SE
Existing Use	Agricultural
Proposed Use	Housing, plus the inclusion of a new school and associated community facilities
Site Size	18.1 ha
Site Capacity	350 houses
Planning History	N/A



Impacts on Environmental Receptors

Natural Features	Landscape **Negative**	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.* The site comprises a significant sized greenfield extension to the west of Stewarton. The greenfield site is within the landscape character area defined as 'Agricultural Lowlands' and characterised by is undulating landform and wide spread of roads, field boundaries and rural settlements. Its location at the edge of the settlement will change the shape of the settlement and will impact on the overall setting of the town. The magnitude of impact will depend on the layout, density and landscape features

		incorporated into the site design. In overall terms, it is considered that the site will have a negative environmental impact.
	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 northern part of the site is identified as a CSGN neutral grassland hotspot, in the context of the CSGN habitat network. This suggests the site has habitat value which would be impacted should the site be developed for housing and other uses.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	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. Whilst the site is at the very edge of the settlement, it remains in walking /cycling distance of the main services of the town and the train station. However, the proposed development of a school on the site may increase the number of school journey beingtake by car due to its location on the periphery of the town.
Mitigating Impacts on Natural Features		• The design and layout of the site should take on board the following matters: 1. The relationship between the edge of the site and surrounding rural area should be carefuly planned to minimise the impact of the development on rural setting of the town. 2. The biodiversity value of the site should be fully understood through site surveys. The layout of the site and proposed open space should where possible preserve any valuable habitats 3. The site layout should carefully consider the best location for the school to encourage active school travel. The school site should be well linked into the existing settlement and not isolated at the very edge of the town.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	A large northern portion of the site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have significant negative impacts on soil. Further, the development of the site would lead to the loss of an area of Category 3(2) locally important good quality agricultural land. Therefore the site is likely to have significant negative environmental impacts on soil. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Postive / negative	Development of the site is likely to have negative impacts on air quality by proliferating private car use. However, the site is accessible and within a walkable distance of Stewarton town centre (15 minute walk to Stewarton Cross). Core paths run along the northern and southern boundaries of the site,providing clear linkages into Stewarton from the site which sits on the very edge of the town. The site is not directly adjacent to a bus route or bus stop, but is within around a 5 minute walk to a bus stop. In overall terms, it is considered that the development may have positive and negative impacts on air quality.

	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	There are no areas of flood risk associated with the site. There is however potential for the development of the site to create flooding as agricultural land would be replaced with residential and in turn increased impermeable surfaces. However, it is considered that any detrimental impacts on the water environment could be alleviated through appropriate design, layout and the inclusion of SuDs. As such, environmental impacts are considered to be neutral, and on the basis of impacts not being significant, and subject to appropriate mitigation.
Mitigating Impacts on Natural Resources		• The coal risk will require to be fully examined and mitigation in place if necessary, before any development can come forward. • The design of the site should promote active travel and recreational routes so as to encourage other forms of travel and avoid car reliance.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	There are no historic or cultural features within the boundary of the site. However, Lainshaw non-inventory garden and designed landscape lies to the immediate south of the site. There is potential for a significant scale of new housing development to impact on the setting of the designed landscape and views into and out of the Estate.
Mitigating Impacts on the Historic Environment		• The design and layout of the site should take account of the Lainshaw designed landscape and take measures to reduce any impacts on the Estate.
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.*
	Postive / negative	Development of the site is likely to have negative impacts on human health by proliferating private car use, which will in turn increase greenhouse gas emissions, having a detrimental impact on air quality. The site is accessible and within a walkable distance (approx 15 minutes) of the centre of Stewarton. Core paths run along the northern and southern boundaries of the site, providing clear linkages into Stewarton from the site which sits on the very edge of the town. The site is not directly adjacent to a bus route or bus stop, but is within around a 5 minute walk to a bus stop. In overall terms, the site is considered to have postive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive / negative	The site is sustainably located in so far as it is part of a settlement and offers access to the services and public transport links within the town. It is however, at the very edge of the town on a greenfield site,

		which may encourage greater car journeys. This is true for both new housing and the proposed new school. The allocation of a site for new school has the potential to bring social benefits to the town through improved educational offer. The scale of benefits will be maximised through good design and a development that links well to the existing residential areas of Stewarton. Overall, the development is likely to have both 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 development of this site would result in the removal of greenfield habitat, including an area identified as an CSGN hotspot and locally important agricultural land. It could also lead to increased car usage due to its location on the edge of the settlement in contrast to a more centrally located site. The site is however adjacent to existing core paths and the will allow for active travel linkages to be worked into the design for the site. Overall, the development is likely to have both positive and negative environmetnal impacts.
Mitigating Impacts on the Social Environment		• The development will have to provide public open space that can be used by the residents of this area and school users • The development should ensure that walking and cycling paths are connected into existing paths and encourage encourage active travel to the site, especially for the school element of the site. • 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	Yes	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No				
Consultee Comments	Information pending.					
WWTW Capacity & Waste Water	Information pending.					
Water Supply	Information pending.					

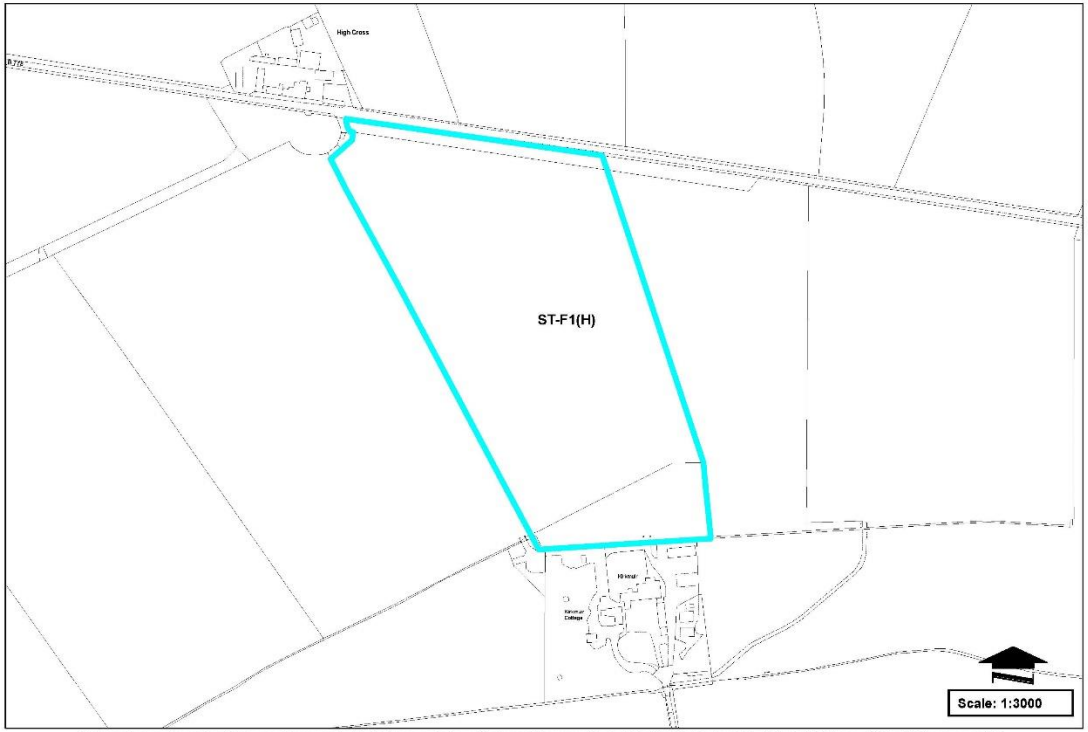
Short, Medium or Long Term and Cumulative Impacts

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.

FUTURE GROWTH SITE (RESIDENTIAL)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**ST-F1(H)**
Settlement	STEWARTON
Address	KILWINNING ROAD
Description	The site is located on the western edge of Stewarton, bounded by by Dalry Road to the north and Kirkmuir Cottage. This is a new site which indicates a future growth area and dierction of growth for Stewarton.
OS Grid Ref	NS4046SW
Existing Use	Greenfield/Agricultural
Proposed Use	Long-term Residential (Future Growth Area)
Site Size	5.8 ha
Site Capacity	N/A
Planning History	N/A



Impacts on Environmental Receptors

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

Natural Features	**Negative**	The site outlines LDP2's desired direction of growth to the west of Stewarton. The greenfield site is within the landscape character area defined as 'Agricultural Lowlands' and characterised by is undulating landform and wide spread of roads, field boundaries and rural settlements. Its location at the edge of the settlement will change the shape of the settlement and will impact on the overall setting of the town. The magnitude of impact will depend on the layout, density and landscape features incorporated into any site design in the future. In overall terms, it is considered that the site will have a negative environmental impact.
	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 not contained within or in close proximity to any designated sites, nor is it found within the CSGN network or hotspot extents. As such, impacts on biodiversity are considered to be neutral.
	Climatic Factors	*Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.*
	Postive / 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. Whilst the site outwith the settlement, it remains in walking /cycling distance of the main services of the town and the train station. However, the proposed development may increase the use of private modes of transport, having negative impact on climatic factors. The site is not subject to fluvial or surface water flood risk, as such, it is unlikely to have climate resilience implicaitons in terms of flooding. In overall terms, impacts on climate are significant positive and negative.
Mitigating Impacts on Natural Features		• 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. • It should be ensured that sensitive screening is provided on the site to blend in with the adjacent rural area and to mitigate the visual impact of the site. The design of the new development should also be of a design that is innovative but blends with the existing urban character of the area. Should these mitigation measures be implemented then there are likely to be significant positive impacts. • Existing trees and hedgerows should be retained.
Natural Resources	Soil	*To protect and improve soil and land resources.*
	Negative	A large northern portion of the site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have significant negative impacts on soil. Further, the development of the site would lead to the loss of an area of Category 3(2) locally important good quality agricultural land. Therefore the site is likely to have significant negative environmental impacts on soil. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	*To prevent deterioration, and where possible, enhance air quality.*

	Postive / 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. Whilst the site outwith the settlement, it remains in walking /cycling distance of the main services of the town and the train station. However, the proposed development may increase the use of private modes of transport, having negative impact on climatic factors. In overall terms, it is considered that the development may have positive and negative impacts on air quality.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Screened Out at Stage 1 Assessment	The site is not subject to fluvial or surface water flood risk, as such, it is unlikely to have climate resilience implicaitons in terms of flooding. Screened out at Stage 1.
Mitigating Impacts on Natural Resources		• The coal risk will require to be fully examined and mitigation in place if necessary, before any development can come forward. • The design of the site should promote active travel and recreational routes so as to encourage other forms of travel and avoid car reliance.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Neutral	There are no historic or cultural features within the boundary of the site. However, Lainshaw non-inventory garden and designed landscape lies approximately 350 yards south of the site. There is potential for development to impact on the setting of the designed landscape and views into and out of the Estate, however, this is not likely to be significant.
Mitigating Impacts on the Historic Environment		• The design and layout of the site should take account of the Lainshaw designed landscape and take measures to reduce any impacts on the Estate. • Any future housing proposals should accordance with Policy HE4.
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.*
	Postive / negative	Development of the site is likely to have negative impacts on human health by proliferating private car use, which will in turn increase greenhouse gas emissions, having a detrimental impact on air quality. The site is accessible and within a walkable distance (approx 15 minutes) of the centre of Stewarton. Core paths run along the northern and southern boundaries of the site, providing clear linkages into Stewarton from the site which sits on the very edge of the town. The site is not directly adjacent to a bus route or bus stop, but is within around a 5 minute walk to a bus stop. In overall terms, the site is considered to have postive and negative environmental impacts.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*

	Positive / negative	The site is sustainably located in so far as it is part of a settlement and offers access to the services and public transport links within the town. It is however, at the very edge of the town on a greenfield site, which may encourage greater car journeys. This is true for both new housing and the proposed new school. The allocation of a site for new school has the potential to bring social benefits to the town through improved educational offer. The scale of benefits will be maximised through good design and a development that links well to the existing residential areas of Stewarton. Overall, the development is likely to have both 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 development of this site would result in the removal of greenfield habitat, including an area identified as an CSGN hotspot and locally important agricultural land. It could also lead to increased car usage due to its location on the edge of the settlement in contrast to a more centrally located site. The site is however adjacent to existing core paths and the will allow for active travel linkages to be worked into the design for the site. Overall, the development is likely to have both positive and negative environmetnal impacts.
Mitigating Impacts on the Social Environment		• The design and layout of the site should take account of the Lainshaw designed landscape and take measures to reduce any impacts on the Estate. Any future housing proposals should accordance with Policy HE4. • The development should ensure that walking and cycling paths are connected into existing paths and encourage active travel to the site, especially for the school element of the site. • 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. • It should be ensured that sensitive screening is provided on the site to blend in with the adjacent rural area and to mitigate the visual impact of the site. The design of the new development should also be of a design that is innovative but blends with the existing urban character of the area. Should these mitigation measures be implemented then there are likely to be significant positive impacts. • Existing trees and hedgerows should be retained.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Yes – Low risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk on site.				
Consultee Comments	Information pending.					

WWTW Capacity & Waste Water	Information pending.
Water Supply	Information pending.

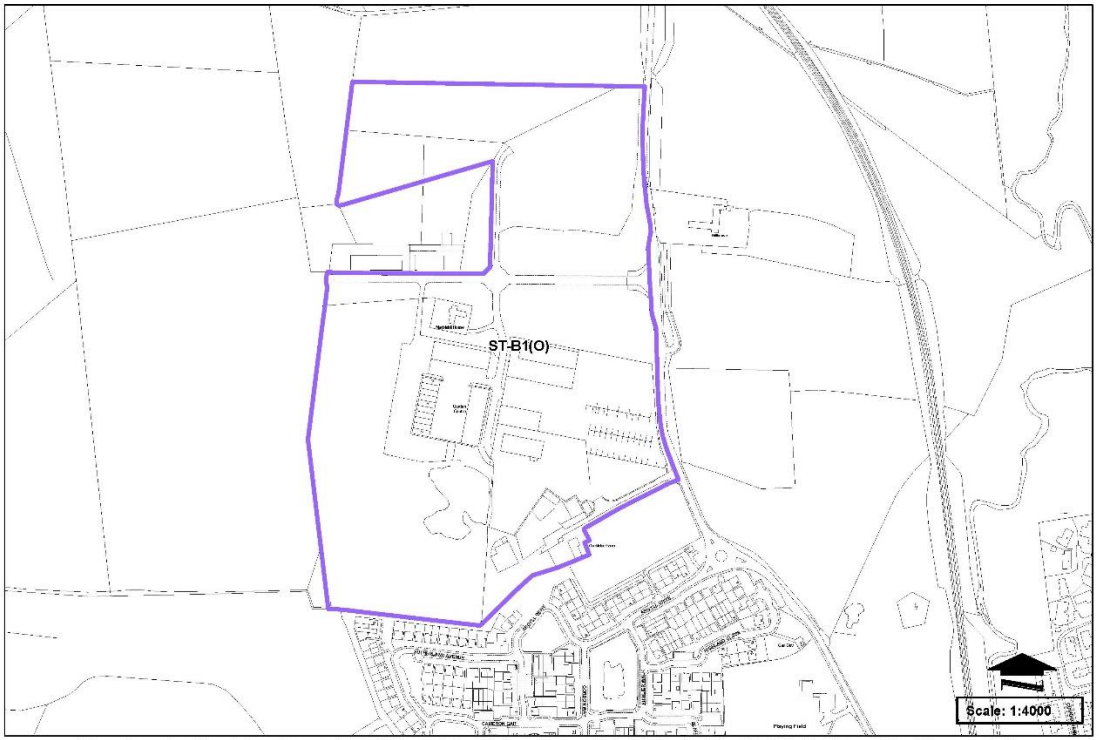
Short, Medium or Long Term and Cumulative Impacts

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. This site illustrates the direction that LDP2 would like to see growth in the future and is not currently a housing development opportunity site. Impacts are therefore not likely to be cumulative within LDP2.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**ST-B1(O)**
Settlement	Stewarton
Address	Magbiehill
Description	Large site to the north of the settlement boundary of Stewarton as defined in the EALDP 2017.
OS Grid Ref	NS4146NW
Existing Use	Business/industrial, agriculture, disused quarry
Proposed Use	Business/industrial
Site Size	16.0 ha
Site Capacity	N/A



Planning History	16/0978/PP – Change of use of former Polo Club to business use – Approved; 17/0196/PP – Formation of new access – Approved with conditions; 17/0523/PP – Erection of a new storage building for plant and materials – Approved with conditions; 18/0622/PP – Erection of 2 additional Class 4 business units – Approved with conditions; 18/0204/PP – Erection of 2 Class 4 business units – Approved with conditions; 20/0461/PP – Demolition of dwelling house and erection of replacement dwelling house – Approved with conditions; 20/0553/PP – Erection of 3 Class 4 business units – Approved

	with conditions; 21/0698/PP – Extension to existing Class 4 business unit – Approved with conditions; 21/0855/PP – Change of use from dwelling house to offices – Approved.
Impacts on Environmental Receptors	
Natural Features	Landscape
	Negative
	Biodiversity, Flora & Fauna
	Negative
	Climatic Factors
	Positive / negative
	To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.
	The site falls within the "Agricultural Lowlands" (SNH Character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. Although the site is already largely industrial in use, due to its scale and peripheral location, there is potential for its development to have implications for landscape character in terms of the wider landscape and the setting of Stewarton. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.
	The site is adjacent to the settlement boundary of Stewarton as defined in the EALDP 2017. The southernmost areas of the site are part of the Hillhouse & Water Plantation Local Nature Conservation Site, consisting of "an area of flooded quarries and wetland habitats with botanical and some entomological interest. The site is also part of a CSGN neutral grassland hotspot. There is potential for the development of this site for business and industry use to have negative impacts on these nature conservation assets. On a precautionary basis, impacts on biodiversity are deemed to be negative, subject to appropriate mitigation.
	Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.
	Development of this site for business and industry uses is likely to increase greenhouse gas emissions through the proliferation of private car use, heavy hauling traffic, and the activities carried during operation of the site. The site is on the outskirts of Stewarton and just beyond a 10 minute walk from the town centre and the railway station, and as such this is not likely to mitigate against these impacts. The site is adjacent to SPT bus routes and associated stops, which would have a positive impact by reducing the need for car trips compared to other locations. Overall, significant positive and negative impacts are likely.
Mitigating Impacts on Natural Features	• Siting and layout should ensure that any negative impacts on the LNCS are minimised, including the improvement of the disused quarry for ecological purposes. • 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, 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 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. As such, impacts on soil are likely to be significant positive and negative.
	Air	*To prevent deterioration, and where possible, enhance air quality.*
	Positive / negative	Development of this site for business and industry uses is likely to increase emissions of air pollutants through the proliferation of private car use, heavy hauling traffic, and the activities carried during operation of the site. The site is on the outskirts of Stewarton and just beyond a 10 minute walk from the town centre and the railway station, and as such this is not likely to mitigate against these impacts. The site is adjacent to SPT bus routes and associated stops, which would have a positive impact by reducing the need for car trips compared to other locations. Overall, significant positive and negative impacts are likely.
	Water	*To manage flood risk and safeguard the environment from degradation.*
	Neutral	The site contains small pockets of low to high surface water flood risk. These areas are small in comparison with the overall size of the site and as such it is not considered to have a significant impact, and they could be overcome through careful site layout and appropriate flood management proposals.
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. • The PLDP 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 me necessary for the future development of this site. • 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.

Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site contains a WoSAS archaeological asset, "Hillhouse Wind Pump". Development of this site could have a significant negative impact 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 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 development of the site is likely to proliferate private car use which would have significant negative impacts on air quality, and in turn human health, resulting in increased greenhouse gas emissions. However, the site is well connected to existing public transport networks (SPT bus routes and associated stops). A right of way network also runs adjacent to the site. There is opportunity to further integrate and expand these networks, having a positive impact on air quality. In overall terms, impacts on human health are likely to be significant positive and negative.
	Population	*Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.*
	Positive	The development of the site is likely to encourage additional employment opportunities, which would have significant positive impacts on population. The site is also likely to have opportunities to integrate with the existing public transport networks as well as active travel networks including core paths ad rights of way, having positive impacts on population.
	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 is likely to have positive impacts. It is unlikely that the development will have significant impacts on waste. Large areas of the site are in agricultural use; reuse of land and buildings would be preferable to expansion on greenfield; this is likely to have negative impacts. Overall, impacts are likely significant positive and negative.
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	No	Vacant and Derelict Land	No	Contaminated Land	Yes

Water	SEPA Flood Risk	Pockets of low to high surface water flood risk.
Access	The site is accessible from the A735.	
Consultee Comments	Information pending.	
WWTW Capacity & Waste Water	Information pending.	
Water Supply	Information pending.	

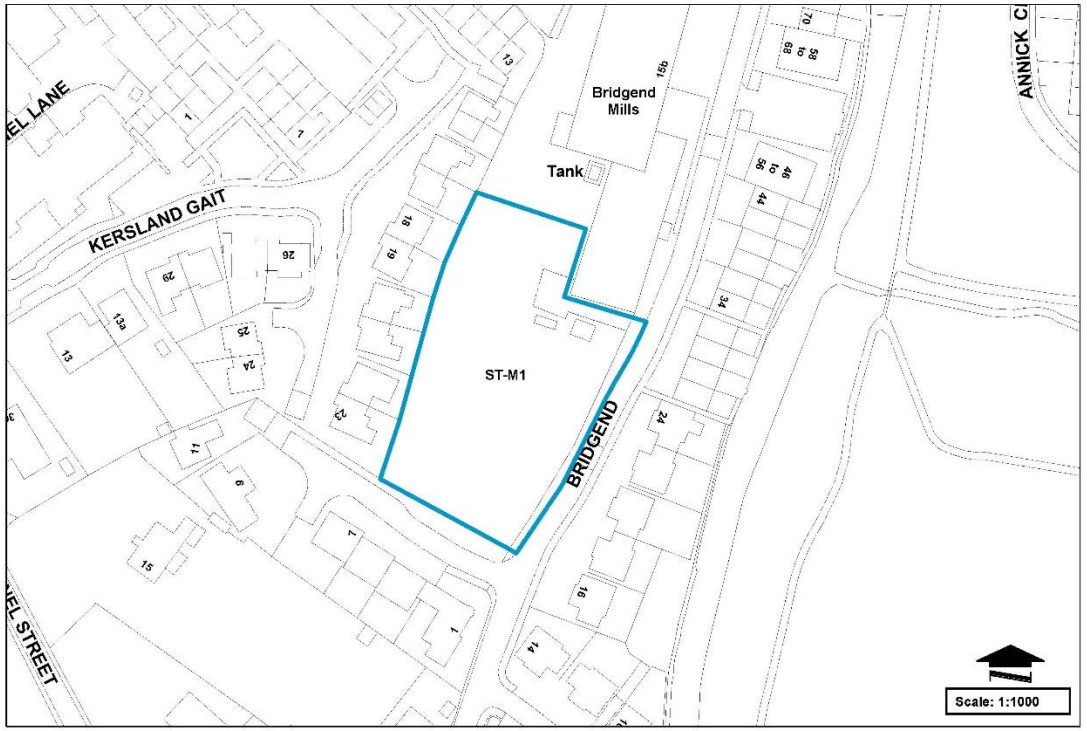
Short, Medium or Long Term and Cumulative Impacts

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 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.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	**ST-M1**
Settlement	STEWARTON
Address	BRIDGEND
Description	The site is located within the Stewarton settlement boundary and in close proximity to the town centre. Allocated in EALDP 2017 for business and industry with ref. 193B.
OS Grid Ref	NS4245NW
Existing Use	Vacant
Proposed Use	Residential, community and business/industry
Site Size	0.4ha
Site Capacity	N/A
Planning History	None.



Impacts on Environmental Receptors

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

Natural Features	**Positive**	This is a brownfield site within a built up, central area of Stewarton. Directing development to this site is likely to reduce development pressure on the urban edges, and thus have a net positive impact on landscapes.
	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	There are no nature conservation designations within the site, nor is the site found within any CSGN networks or hotspots. Being a brownfield site within a built up area, the site has little existing ecological value. 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 climatic factors by proliferating private car use and in turn greenhouse gas emissions. The site, however, is very close to the Stewarton town centre and its services, amenities and public transport, including train station. 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.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 Assessment. No impacts on soils are anticipated as a result of the potential development of this site.
	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. The site, however, is very close to the Stewarton town centre and its services, amenities and public transport, including train station. 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		• 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.
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 Stewarton 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 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 Stewarton 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 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	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. 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

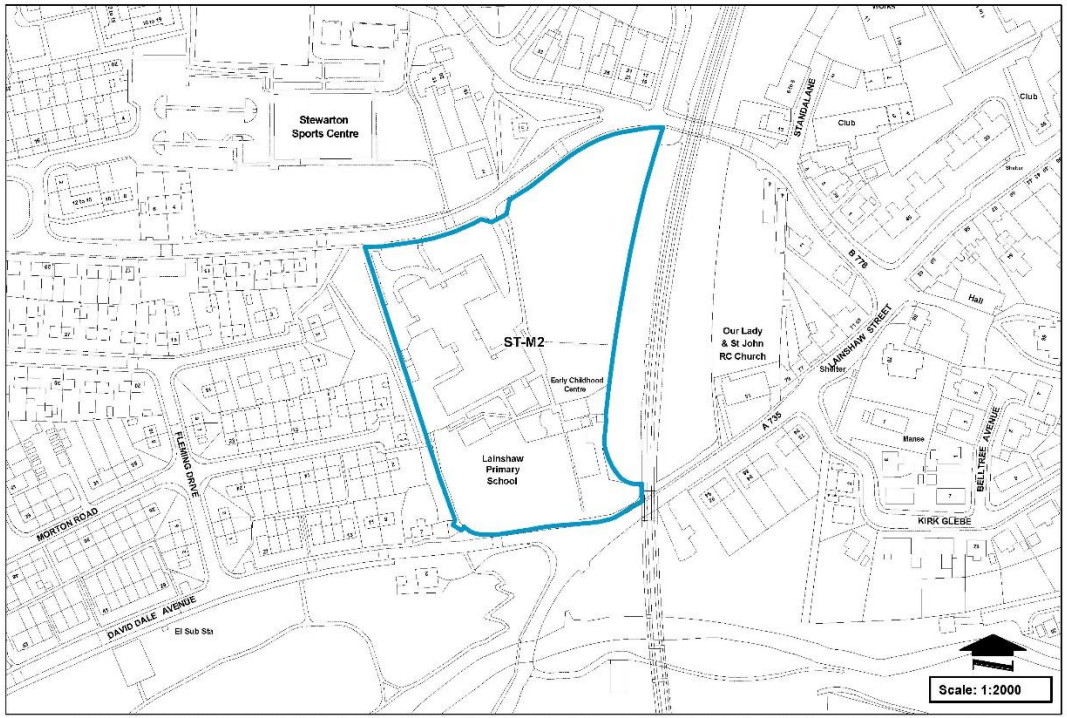
Soil	Coal Authority Risk Assessment	No	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of Bridgend, Stewarton.					
Consultee Comments	Information pending.					
WWTW Capacity & Waste Water	Information pending.					
Water Supply	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 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	**ST-M2**
Settlement	Stewarton
Address	Kilwinning Road, Stewarton
Description	Current site of Lainshaw Primary School. Within the Stewarton settlement boundary and in close proximity to the town centre. Within the site there is an area of open space safeguarded by EALDP 2017.
OS Grid Ref	NS4145NE
Existing Use	Lainshaw Primary School
Proposed Use	Healthcare facility, assisted living/affordable housing, open space.
Site Size	2.1ha
Site Capacity	N/A



Planning History	15/0545/PP – Erection of single storey extension to rear of school – Approved with conditions.

Impacts on Environmental Receptors

Natural Features	Landscape	*To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.*
	Positive	This is a built up site within a central urban area of Stewarton. The site was formerly Lainshaw Primary School, as such its redevelopment is likely to have a positive impact on the landscape character of Stewarton. Directing development to this site is likely to reduce development pressure on the urban edges, and thus have a net positive impact on landscapes.
	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.*

	Positive / negative	There are no nature conservation designations within the site. Reuse of land within 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, there is a substantial amount of green space within the site which is likely to be reduced after development; although this is not part of a designated CSGN network, it is considered to have some ecological value. As a precaution, impacts on biodiversity, flora and fauna are deemed positive and 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 climatic factors by proliferating private car use and in turn air pollution, and by reducing the amount of greenspace. The site, however, is very close to the Stewarton town centre and its services, amenities and public transport, including train station, and will be required to provide additional greenspace. 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.
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, 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.*
	Screened out at Stage 1 Assessment	Screened out at Stage 1 assessment. No impacts in terms soil are anticipated as a result of the potential development of this site.
	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, and by reducing the amount of greenspace. The site, however, is very close to the Stewarton town centre and its services, amenities and public transport, including train station, and will be required to provide additional greenspace. 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 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		• 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, 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.
Historic Environment	Cultural Heritage	*Protect and enhance the historic built and natural environment.*
	Negative	The site is located in the immediate vicinity of two C-listed buildings, 2 and 7 David Dale Avenue (Former East Gate to Lainshaw House). The site is located in the immediate vicinity of the Lainshaw Non-Inventory Garden and Designed Landscape, although this has been heavily built up on the areas nearest this site. Development on this site could have a significant negative impact on the setting of these historic assets without appropriate mitigation. As a precaution, impacts are considered negative.
Mitigating Impacts on the Historic Environment		• Design of new development should accord with the provisions of the Urban Design and Historic Environment policies of the Plan, as well as with any relevant supplementary guidance. If there is likely to be an impact on listed buildings, mitigation measures may be requested in consultation with Historic Environment Scotland. It is not possible to predict what the impact after mitigation will be as Historic Environment Scotland'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	Development of a new healthcare facility would have a positive impact on human health by improving and modernising the healthcare infrastructure. Development of housing, regardless of type, is likely to lead to an increase in air pollution and noise as well as ambient light illumination, which may have a negative impact on health. However, the site is very close to the Stewarton 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 public health. Development of this site is likely to decrease the amount of green space; however, high quality green space will have to be delivered as part of development and thus overall impact would be neutral. 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 housing, regardless of type, is likely to lead to an increase in air pollution and noise as well as ambient light illumination, which may have a negative impact on health. However, the site is very close to the Stewarton 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 public health. Development of this site is likely to decrease the amount of green

		space; however, high quality green space will have to be delivered as part of development and thus overall impact would be neutral. 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 currently used land 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. Development of the site could place additional pressure on existing infrastructure, thus having negative impacts. As outlined above, there are also likely to be positive and negative impacts on air quality. Overall, development of the site is likely to have significant positive and negative environmental impacts on material assets.
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. • 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. • Development of the site should ensure that as many of the trees and valuable landscape and ecological features present on the site are preserved and integrated in the layout of the proposal. • 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 encourage new forms of green infrastructure.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	No	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No				
Access	The site is accessible from Kilwinning Road, Stewarton; the site also fronts David Dale Avenue and an access could also be formed from here.					
Consultee Comments	Information pending.					
WWTW Capacity & Waste Water	Information pending.					
Water Supply	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 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.