



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Burnside: SEA Site Proforma Assessments

611500N

Mother
Kellys
Door Step

215m

Burnside

BS-H2

204m

BS-H1

ESS1

CG

611000N



Not to Scale

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259000E

CG

List of Local Development Plan 2 Sites – Burnside

Local Development Plan 2 sites			
BURNSIDE			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
BS-H1	Residential	Burnside (W), Burnside	245H
BS-H2	Residential	Burnside (N), Burnside	245H

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
BURNSIDE		
RESIDENTIAL		
BS-H1: Burnside (W), Burnside	Yes	Yes
BS-H2: Burnside (N), Burnside	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										
BS-H1: Burnside (W), Burnside	N	N	SN	SN	SN			SN	SP/N	SP/N
BS-H2: Burnside (N), Burnside	N	N	SN	SN	SN			SN	SP/N	SP/N

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

BS-H1: Burnside (W), Burnside		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity, flora and fauna are not anticipated given the setting of the site within the existing settlement boundary of Burnside. As such, impacts are likely to be neutral in nature.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment. Screened out.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be both positive and negative in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

BS-H2: Burnside (N), Burnside		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity, flora and fauna are not anticipated given the setting of the site within the existing settlement boundary of Burnside. As such, impacts are likely to be neutral in nature.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment. Screened out.

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	BS-H1
Settlement	Burnside
Address	Burnside (W)
Description	<p>The site consists of an opportunity area which would be infill in nature, within the settlement of Burnside. The site is located to the south of the B741 and is situated between Dalleagles and Bankglen.</p> <p>The site falls within a previous East Ayrshire Local Development Plan (2017) housing development opportunity site (245H), however, the boundaries of the LDP2 allocated site do not match the extents of the LDP1 allocation.</p>
OS Grid Ref	NS5811SE
Existing Use	Brownfield
Proposed Use	Residential
Site Size	0.24 ha
Site Capacity	6 units (indicative)
Planning History	17/0120/PP – Siting of residential caravan – Approved with Conditions



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is contained within the extents of the Western Southern Uplands Environmentally Sensitive Area. However, the development of this brownfield site within the settlement boundary of Burnside is unlikely to have any significantly negative impacts on this designation due to its surrounding context.

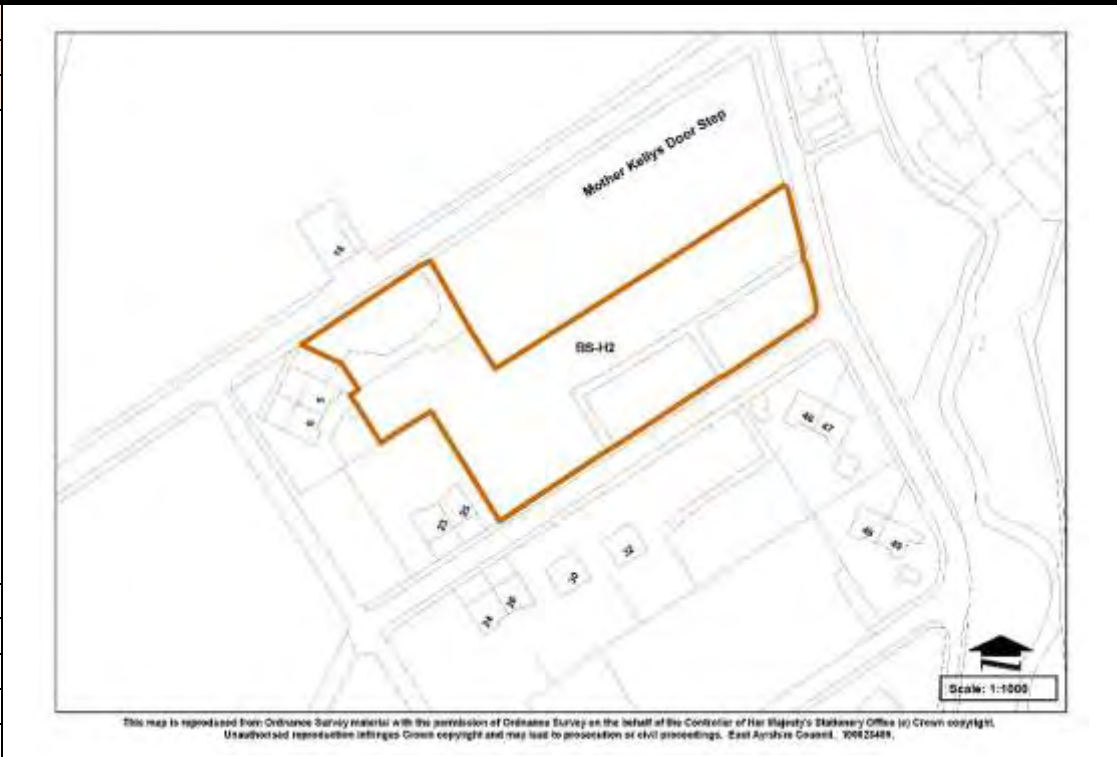
		The site is found within NatureScot's "Upland Basin – Ayrshire (74)" landscape character assessment area. This area is characterised by partially enclosed foothills and moorland plateaus, elevated and exposed landscapes which are generally unwooded with the prevailing use being agricultural in nature, the landscape is also scarred by former mining related uses. However, in overall terms, given that the site is contained within the settlement boundary and would infill between existing residential developments, impacts on landscape are not likely to be significant, and as such are considered to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is contained within the CSGN's neutral grassland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given the brownfield nature of the site and that the site is contained within the settlement boundary of Burnside, it is unlikely that these habitats are of importance or value in terms biodiversity, flora and fauna. As such, impacts are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Negative	The proposed residential use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk, so it's development will have no significant implications. In overall terms, impacts are considered to be significant 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 and where possible expanding existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The northern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the southern part of the site is within the 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>

	Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is within walking distance to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services. As such, in overall terms, impacts on air quality are likely to be negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	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		<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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Negative	The proposed residential use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors, and in turn human health. The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services, having negative impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>

	Positive/Negative	The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is sited to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services, having negative impacts on population. However, its development would result in the redevelopment of brownfield land within the settlement boundary which would regenerate these areas of the settlement. In overall terms, impacts on population are positive and negative in nature.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is sited to an existing SPT bus network, and associated bus stops, however is not located close to transport hubs. Given the scale of the site, it is unlikely to result in increased provision of amenity/recreational open space within Burnside. The site is not in close proximity to any existing active travel networks (i.e. core paths or rights of way). However, there is potentially an opportunity to create such networks. There is potential for the site to result in the loss and or fragmentation of CSGN habitats. The site has no climate resilience implications in terms of flood risk, having positive impacts. Development of the site would result in the redevelopment of brownfield land within the settlement boundary which would regenerate these areas of the settlement. In overall terms, impacts on population are positive and negative in nature.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk & High Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of the B741.					
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 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	BS-H2
Settlement	Burnside
Address	Burnside (N)
Description	<p>The site would be infill in nature, within the settlement of Burnside. The site is located to the south of the B741 and is situated between Dalleagles and Bankglen.</p> <p>The site falls within a previous East Ayrshire Local Development Plan (2017) housing development opportunity site (245H), however, the boundaries of the site in LDP2 do not match the extents of the LDP1 allocation.</p>
OS Grid Ref	NS5811SE
Existing Use	Brownfield
Proposed Use	Residential
Site Size	0.5 ha
Site Capacity	7 units (Indicative)
Planning History	21/0007/PAA – Proposed new build housing – Pre-app Advice Provided



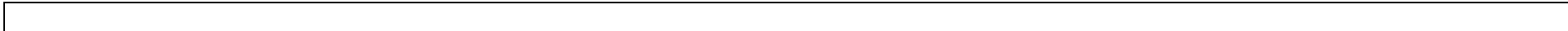
Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	<p>The site is contained within the extents of the Western Southern Uplands Environmentally Sensitive Area. However, the development of this brownfield site within the settlement boundary of Burnside is unlikely to have any significantly negative impacts on this designation due to its surrounding context. The site is found within NatureScot's "Upland Basin – Ayrshire (74)" landscape character assessment area. This area is characterised by partially enclosed foothills and moorland plateaus, elevated and exposed landscapes which are generally unwooded with the prevailing use being agricultural in nature, the landscape is also scarred by former mining related uses. However, in overall terms, given that the</p>

		site is contained within the settlement boundary and would infill between existing residential developments, impacts on landscape are not likely to be significant, and as such are considered to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is contained within the CSGN's wetland network (high dispersal; core; non-core) and neutral grassland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given the brownfield nature of the site and that the site is contained within the settlement boundary of Burnside, it is unlikely that these habitats are of importance or value in terms biodiversity, flora and fauna. As such, impacts are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Negative	The proposed residential use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors. The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk, so it's development will have no significant implications. In overall terms, impacts are considered to be significant 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 and where possible expanding existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The northern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the southern part of the site is within the 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>
	Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The settlement of Burnside itself is not a particularly sustainable

		community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is within walking distance to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services. As such, in overall terms, impacts on air quality are likely to be negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	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		<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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population of Burnside. The proposed residential use is likely would proliferate private car use and passing traffic through the location, having a negative impact on air quality and climatic factors, and in turn human health. The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services, having negative impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>

	Positive/Negative	The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is sits to an existing SPT bus network, and associated bus stops, this is likely to be significant positive impacts on air quality and GHG emissions. However, the site is not sustainably located and is not within walking distance of basic amenities and services, having negative impacts on population. However, it's development would result in the redevelopment of brownfield land within the settlement boundary which would regenerate these areas of the settlement. In overall terms, impacts on population are positive and negative in nature.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	The settlement of Burnside itself is not a particularly sustainable community, in the sense that it is relatively isolated within the rural landscape and requires public and private transport. The site is sits to an existing SPT bus network, and associated bus stops, however is not located close to transport hubs. Given the scale of the site, it is unlikely to result in increased provision of amenity/recreational open space within Burnside. The site is not in close proximity to any existing active travel networks (i.e. core paths or rights of way). However, these it potentially an opportunity to create such networks. There is potential for the site to result in the loss and or fragmentation of CSGN habitats. The site has no climate resilience implications in terms of flood risk, having positive impacts. Development of the site would result in the redevelopment of brownfield land within the settlement boundary which would regenerate these areas of the settlement. In overall terms, impacts on population are positive and negative in nature.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk & High Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of the B741.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be 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.						





East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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