



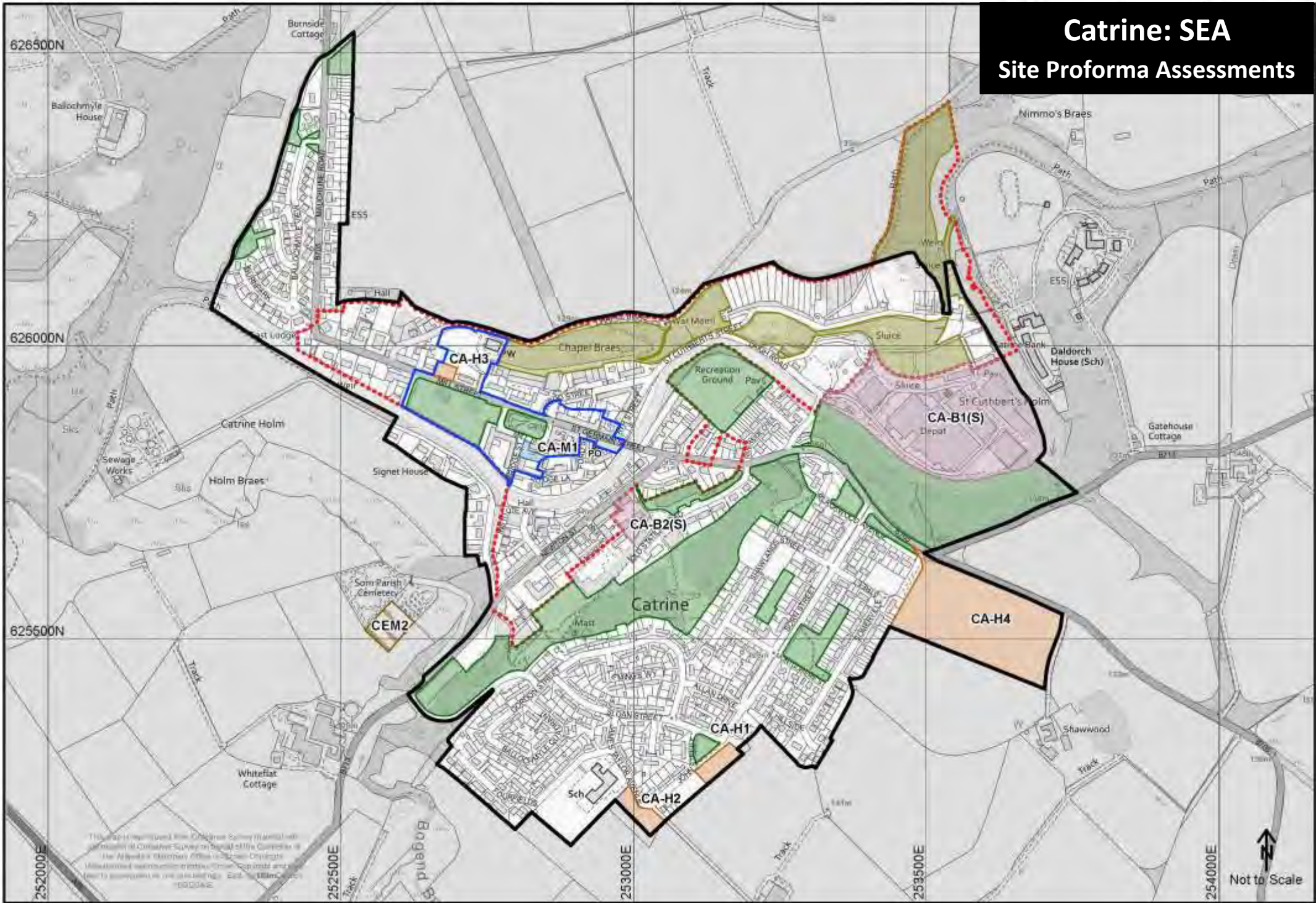
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Catrine: SEA Site Proforma Assessments



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List of Local Development Plan 2 Sites – Catrine

Local Development Plan 2 sites			
CATRINE			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
CA-H1	Residential	John Street (East), Catrine	O11H
CA-H2	Residential	John Street (West), Catrine	011H
CA-H3	Residential	Mill Street, Catrine	251H
CA-H4	Residential	Shawwood Farm, Catrine	247H
CA-B1(S)	Business & Industry	Glen Catrine Bonded Warehouse, Catrine	254B
CA-B2(S)	Business & Industry	Newton Street, Catrine	253B
CA-M1	Miscellaneous	Bridge Street, Catrine	377M
CEM2	Cemetery Extension	Sorn Parish Cemetery, Near Catrine	PROP2

Strategic Environmental Assessment Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
CATRINE		
RESIDENTIAL		
CA-H1: John Street (East), Catrine	Yes	Yes
CA-H2: John Street (West), Catrine	Yes	Yes
CA-H3: Mill Street, Catrine	Yes	Yes
CA-H4: Shawwood Farm, Catrine	Yes	Yes
BUSINESS & INDUSTRY		
CA-B1(S): Glen Catrine Bonded Warehouse, Catrine	Yes	No
CA-B2(S): Newton Street, Catrine	Yes	No
MISCELLANEOUS		
CA-M1: Bridge Street, Catrine	Yes	Yes
CEMETERY EXTENSION		
CEM2: Sorn Parish Cemetery, Catrine	Yes	Yes

Stage 2 Assessment – Summary Table

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
CA-H1: John Street (East), Catrine	N	N	SP/N	SN	SP/N	X	X	SP/N	SP/N	SP/N
CA-H2: John Street (West), Catrine	N	N	SP/N	SN	SP/N	X	X	SP/N	SP/N	SP/N
CA-H3: Mill Street, Catrine	N	N	SP/N	SN	SP/N	SN	SN	SP/N	SP/N	SP/N
CA-H4: Shawwood Farm, Catrine	N	SN	SP/N	SN	SP/N	N	SN	SP/N	SP/N	SP
MISCELLANEOUS										
CA-M1: Bridge Street, Catrine	X	N	SP/N	N	SP/N	SN	SP/N	SP/N	SP	SP
CEMETERY EXTENSION										
CEM2: Sorn Parish Cemetery, Catrine	N	SN	N	SN	N	X	X	N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

CA-H1: John Street (East), Catrine		
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 positive and 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. As such, impacts are likely to be neutral.	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 and air quality. There is a presumption that impacts will be positive and 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.

CA-H2: John Street (West), Catrine		
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 positive and 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. As such, impacts are likely to be neutral.	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 and air quality. There is a presumption that impacts will be positive and 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	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

	negative in nature. This should be considered in more detail at Stage 2 assessment.	
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CA-H3: Mill Street, Catrine		
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. Significant impacts on landscape and biodiversity, flora and fauna are not anticipated. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution) and the water environment. There is a presumption that impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil, air and water). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Significant environmental impacts on the historic environment are anticipated for this site. There is a presumption that these will be negative.	Yes. There are likely to be significant environmental impacts on this historic environment.
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.

CA-H4: Shawwood Farm, Catrine		
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 and biodiversity, flora and fauna. There is a presumption that these impacts will be negative or positive/negative in nature. Significant impacts on landscape are not anticipated. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive and negative in nature. This should be considered in further detail at stage 2 assessment. Impacts on the water environment are not anticipated on site.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Significant environmental impacts on the historic environment are anticipated for this site. There is a presumption that these will be negative.	Yes. There are likely to be significant environmental impacts on this historic environment.
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.

BUSINESS AND INDUSTRY DEVELOPMENT OPPORTUNITY SITE(S)

CA-B1(S): Glen Catrine Bonded Warehouse, Catrine		
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 Catrine, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. It is noted that the site borders an area of native woodland as well as River Ayr: Damhead to Nether Heilar Local Nature Conservation Site (formerly referred to as Provisional Wildlife Sites). 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 contained within a WOSAS trigger location, an area of contaminated land and employment land. 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 resources.	No. As outlined above.
Historic Environment	The site is adjacent to a WOSAS trigger location and is contained within the confines of Sorn Non-Inventory Garden and Designed Landscape (of local not national importance). 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 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	Due to the potential contamination within the site there may be environmental impacts on human health. Environmental impacts are not anticipated in terms of population and material assets as the site is within walking distance of a public transport route and the railway station.	Yes. Due to the potential for contamination within the site, there may be significant impacts on human health. Environmental impacts on the social environment should be considered in more detail at Stage 2 Assessment.

CA-B2(S): Newton Street, Catrine		
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 Catrine, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity. 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 contained within an area of contaminated land and employment land. 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 resources.	No. As outlined above.
Historic Environment	The site is adjacent to a WOSAS trigger location. The site also borders Catrine Conservation Area. 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 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)

CA-M1: Bridge Street, Catrine

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	It is considered that development of the site is not likely to have significant environmental impacts on natural features, with the exception of climate. There is potential for the development of the site to have significant impacts on climate. There is a presumption that these impacts will be positive/negative or negative in nature. This should be considered in more detail	Yes. The development of this site is not likely to have significant environmental impacts on certain natural feature: landscape and biodiversity. Impacts on climatic factors should be considered in detail at Stage 2 assessment.
Natural Resources	Impacts on soil are not anticipated. Development of the site could have significant impacts on the water environment and air quality. There is a presumption that these impacts will be positive/negative or negative in nature.	Yes. Environmental impacts on water and air are anticipated. These should be considered in more detail at Stage 2 Assessment.
Historic Environment	The site is within close proximity to a number of historic environment features. As such, there is potential for the development of the site to have significant environmental impacts. There is a presumption that these impacts will be positive and negative in nature. This should be further considered in detail at Stage 2.	Yes. Environmental impacts on the historic environment are anticipated. These should be considered in more detail at Stage 2 Assessment.
Social Environment	There are likely to be environmental impacts as result of developing on this site in terms of human health, population and material assets. There is a presumption that these will be positive or positive/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.

CEMETERY EXTENSION SITE(S)

CEM2: Sorn Parish Cemetery, Catrine		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are unlikely to be significant environmental impacts as result of developing on this site in terms of climatic factors or landscape. Impacts on biodiversity may be anticipated, as a precaution there is a presumption that these will be negative. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil quality. There is a presumption that impacts will be negative in nature. However, impacts on the water environment and air quality are not anticipated but should be further considered at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil). This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.
Social Environment	There are unlikely to be significant environmental impacts as result of developing on this site in terms of human health and population. Impacts on material assets are anticipated. There is a presumption that these will be positive in nature. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on the social environment. This should be considered in more detail at Stage 2 assessment.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CA-H1
Settlement	Catrine
Address	John Street (East)
Description	The site is to the south of Catrine. The site is contained within the settlement boundary.
	The site was a previous allocation within the former East Ayrshire Local Development Plan (2017) as a housing development opportunity site (011H).
	The site has a significant planning history relating to the proposed use.
OS Grid Ref	NS5325SW
Existing Use	Greenfield
Proposed Use	Residential
Site Size	0.3 ha
Site Capacity	9 units (Indicative)
Planning History	00/0070/OL – Proposed house development (Approx. 15 houses) – Approved; 06/1112/FL – Proposed erection of 18 new dwellinghouses – Approved with Conditions; 03/0456/FL – Proposed change of use of agricultural land – Approved with Conditions; 22/0153/PP – Erection of two 11 storey dwelling houses – Withdrawn; 22/0400/PP – Erection of 8 no. semi-detached dwellings and formation of adoptable road – Approved with Conditions;



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Impacts on Environmental Receptors

Landscape

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

Natural Features	Neutral	The site is contained within the Local Landscape Area as identified in LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Lowland River Valleys (68)". Key characteristics of this classification include incised, narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, due to the fact that the site is located within the settlement boundary of Catrine, and as a result of its scale and its future development is unlikely to have significant positive or negative impacts on the surrounding landscape character. As such, impacts are likely 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 woodland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given that the site is contained within the settlement boundary of Catrine, 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>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks. A right of way intersects the site. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features	<ul style="list-style-type: none"> • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss. • 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. 	

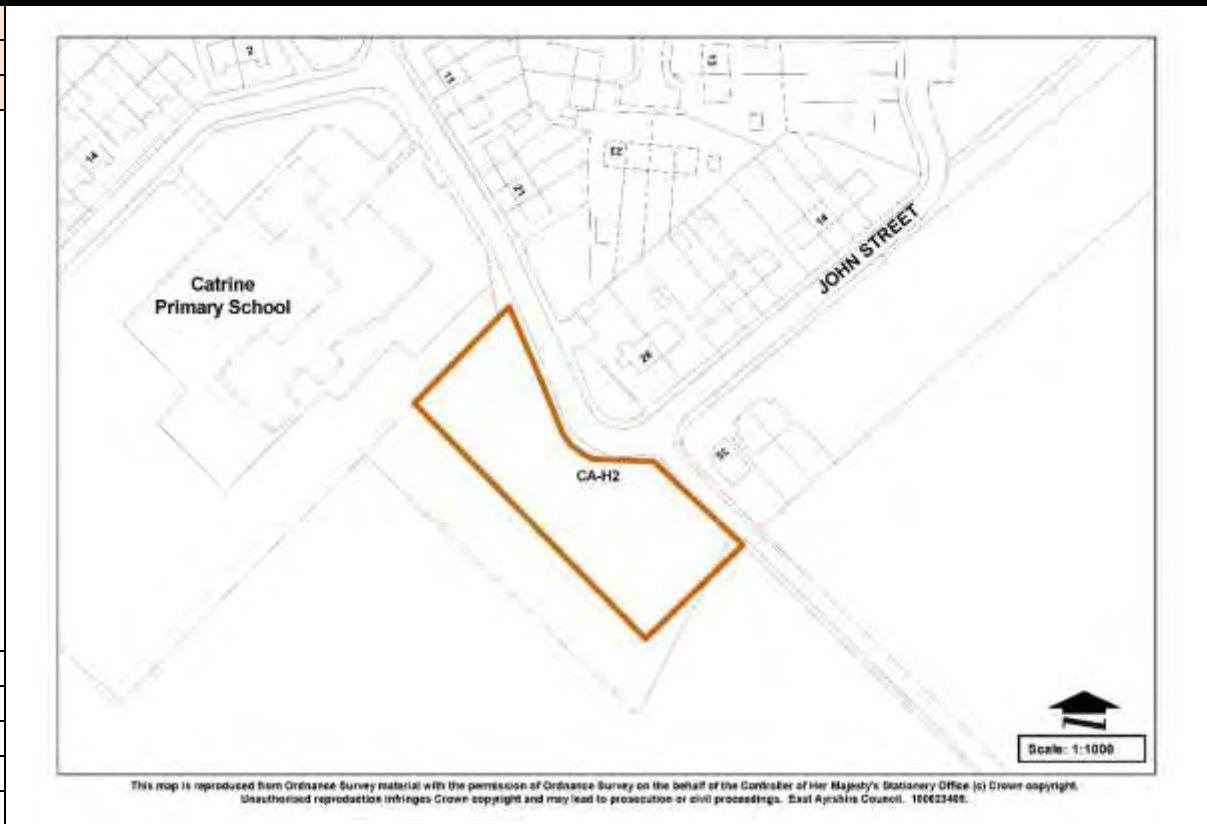
		<ul style="list-style-type: none"> Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks. A right of way intersects the site.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Screened out at Stage 1 Assessment	The site is not subject to fluvial or surface water flood risk. No significant impacts are anticipated in terms of the water environment. Screened out at Stage 1 Assessment.
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. 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	<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>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will have a negative impact on open space provision in the area. However, the site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Development of the site should try and retain much of the existing open space as possible. However, should this not be the case, then the development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk on site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
<p>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.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CA-H2
Settlement	Catrine
Address	John Street (West)
Description	<p>The site is to the south of Catrine. The site is contained within the settlement boundary.</p> <p>The site was a previous allocation within the former East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p> <p>The site has a moderate planning history relating to the proposed use.</p>
OS Grid Ref	NS5325SW
Existing Use	Greenfield
Proposed Use	Residential
Site Size	0.4 ha
Site Capacity	14 units (Indicative)
Planning History	<p>00/0070/OL – Proposed house development (Approx. 15 houses) – Approved;</p> <p>03/0456/FL – Proposed change of use of agricultural land – Approved with Conditions;</p> <p>08/0236/FL – Proposed erection of 10 dwellinghouses – Approved with Conditions;</p>



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 Local Landscape Area as identified within LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment:

		“Lowland River Valleys (68)”. Key characteristics of this classification include incised, narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, due to the fact that the site is located within the settlement boundary of Catrine, and as a result of its scale and its future development is unlikely to have significant positive or negative impacts on the surrounding landscape character. As such, impacts are likely 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 woodland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. However, given that the site is contained within the settlement boundary of Catrine, 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>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks. A right of way intersects the site. In terms of climate resilience, the site is not subject to fluvial or surface water flood risk. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.

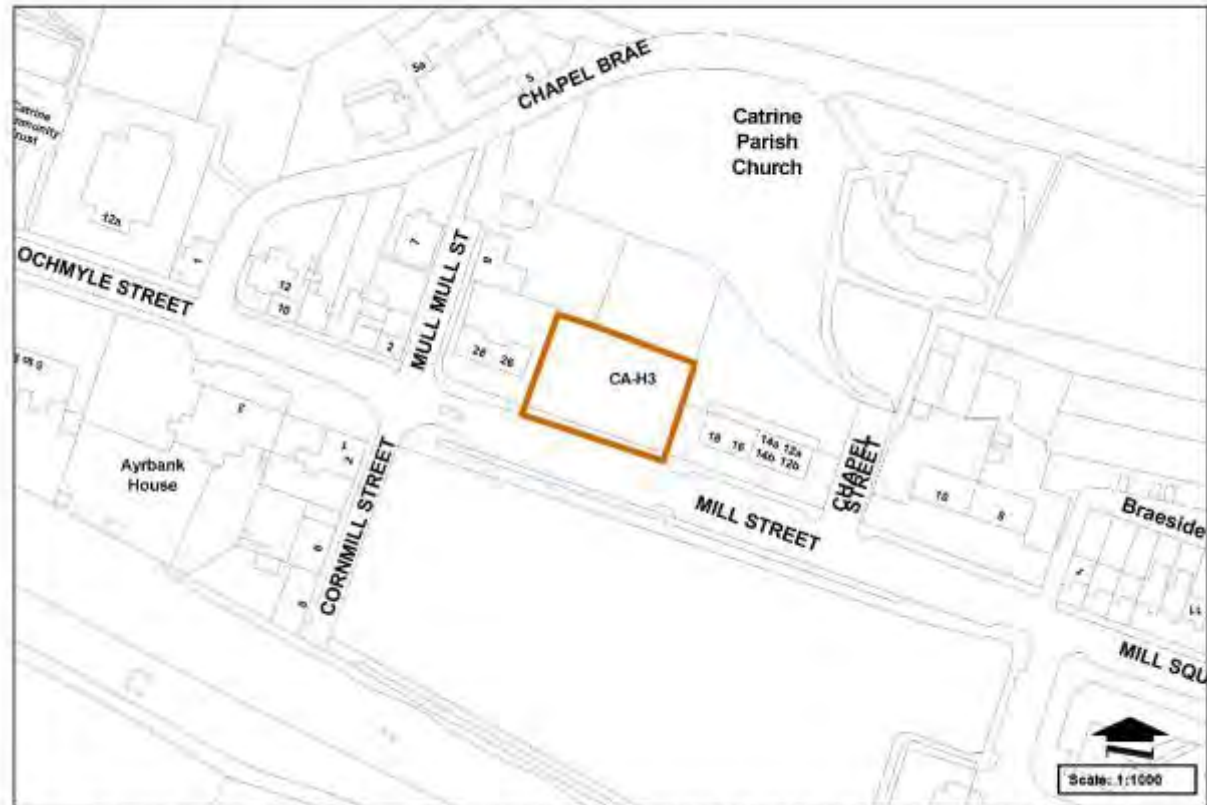
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site is in close proximity to existing rights of way and core path networks. A right of way intersects the site.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Screened out at Stage 1 Assessment	The site is not subject to fluvial or surface water flood risk. No significant impacts are anticipated in terms of the water environment. Screened out at Stage 1 Assessment.
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. • 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	<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>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will have a negative impact on open space provision in the area. However, the site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development of the site should try and retain much of the existing open space as possible. However, should this not be the case, then the development will have to provide public open space that can be used by the residents of this area, ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk on site.				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
<p>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.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CA-H3
Settlement	Catrine
Address	Mill Street
Description	<p>The site is contained within the settlement boundary of Catrine.</p> <p>This is a brownfield site and could be considered an infill site.</p> <p>The site was contained within the former East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p>
OS Grid Ref	NS5225NE
Existing Use	Brownfield
Proposed Use	Residential / Housing
Site Size	0.1 ha
Site Capacity	5 units (Indicative)
Planning History	02/0793/AD – Withdrawn; 02/0794/LB – Withdrawn; 18/0940/PP – Refused; 18/0237/CA – Application Returned; 18/0207/LB – Approved with Conditions; 06/1044/FL – Approved with Conditions; 051266/FL – Withdrawn; 98/0396/LD – Approved with Conditions; 06/1171/LB – Approved with Conditions; 08/0490/FL – Approved with Conditions; 08/0489/LB – 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 Local Landscape Area. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Lowland River Valleys (68)". Key characteristics of this classification include incised, narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, due to the fact that the site is located within the settlement boundary of Catrine, and as a result of its scale and its future development is unlikely to have significant positive or negative impacts on the surrounding landscape character. As such, impacts are likely 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>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site runs parallel to a core network. In terms of climate resilience, the site is subject to Fluvial flood risk (low to medium - present day + climate change); . There is potential for the development of the site to exacerbate this risk under a changing climate. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to 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.

		<ul style="list-style-type: none"> • Development of the site should try to ensure that as many of the trees as possible are kept, especially those that act as natural screening against the bypass. • Where trees are lost as a result of this development, the design of the development should add new natural landscape features, including trees and other natural planting throughout the development to create a sense of place and also encourage new forms of green infrastructure which will have a positive impact in terms of landscape character and biodiversity, habitat networks to offset loss.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the population within the area, having a negative impact on air quality and climatic factors. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. The site runs parallel to a core network
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is subject to low-medium fluvial flood risk. There is potential for the development of the site to exacerbate this risk under a changing climate. As a precaution, impacts are considered to be significant negative in nature, subject to appropriate mitigation.
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. • 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 be necessary. • A Flood Risk Assessment will be required for any planning application for CA-H3. This must include of the River Ayr at this location will be required to provide a site specific assessment of flood risk and to show that the site is not within the functional floodplain, as per SEPAs comments.

		<ul style="list-style-type: none"> • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is not located in within a WoSAS archaeological area/site. The development of which could have a significant negative impacts on this asset without appropriate mitigation. The site is also located within Catrine Outstanding Conservation Area. Impacts are therefore considered to be negative.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • The provision of new open space should conform to the guidelines within the New Development Design guidance and should offer both recreation and amenity open space which creates a sense of place. The developer should also provide further green infrastructure that enhances the setting of Conservation Area.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will reduce recreational facilities in the area. Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.

	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive/Negative	Development of this site will result in the loss of large area of recreational open space within this area which will have a negative impact on open space provision in the area. However, the site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive and negative environmental impacts.				
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. • 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. • 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	Site subject to a moderate level of low-medium fluvial flood risk (- present day + climate change)				
Access	The site is accessible off of Mill Road.					
Consultee Comments	<u>SEPA</u> : FRA Required. Fluvial risk from River Ayr. SEPA Flood Map functional floodplain covers majority of the site. Flood depths <0.3m. Modelling of the River Ayr at this location will be required to provide a site specific assessment of flood risk and to show that the site is not within the functional floodplain.					
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	CA-H4
Settlement	Catrine
Address	Shawwood Farm
Description	<p>The site is to the east of Catrine and is contained within the settlement boundary. The site is bounded to the north by the B705.</p> <p>The site was previously allocated within the former East Ayrshire Local Development Plan (2017) as a housing development opportunity site. The site has a capacity of 80 units and is 3.57 hectares in size.</p>
OS Grid Ref	NS5325NE
Existing Use	Vacant land –FormerLDP1 Housing Site
Proposed Use	Housing
Site Size	3.57 ha
Site Capacity	80 units (Indicative)
Planning History	06/1032/OL – Proposed Housing Development – Withdrawn; 06/0110/OL – Proposed housing and retail development together with sport facility – Withdrawn;



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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 located within the settlement boundary of Catrine. The site is also found within the Local Landscape Area (LLA) as identified within the LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Lowland River

		Valleys (68)". Key characteristics of this classification include incised, narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, due to the fact that the site is located within the settlement boundary of Patna, and as a result of its scale and its future development is unlikely to have significant positive or negative impacts on the surrounding landscape character. As such, impacts are likely 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>
	Negative	The site is found within the Central Scotland Green Network's woodland hotspot (rank 16), wetland network (high dispersal; non-core) and the Local Landscape Area. Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / 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. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. In terms of climate resilience, the site is subject to a moderate area of low-high surface water flood risk (present day) to the south-east of the site. However, it is unlikely to exacerbate this risk under a changing climate and risk could be alleviated through the appropriate design, layout and materials. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>

	Positive / Negative	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. However, as the site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site hosts a small area of low-high risk of surface water flooding to its south-eastern extents. However, it is not considered that this will be significant, with mitigation possible through appropriate layout and design. The impacts are therefore considered to be neutral on the basis of impacts not being significant. As such, impacts are therefore considered to be neutral in nature.
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. • 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	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is situated adjacent to Daldorch non-inventory Garden and Designed Landscape. There is potential for there to be negative impacts as a result of its development in terms of the character and setting of this GDL. However, it should also be noted that the B705 separates the site and the GDL. As such, impacts are likely to be minimal as there is an established barrier. The site is not in close proximity to any other historic or cultural heritage assets. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • 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.

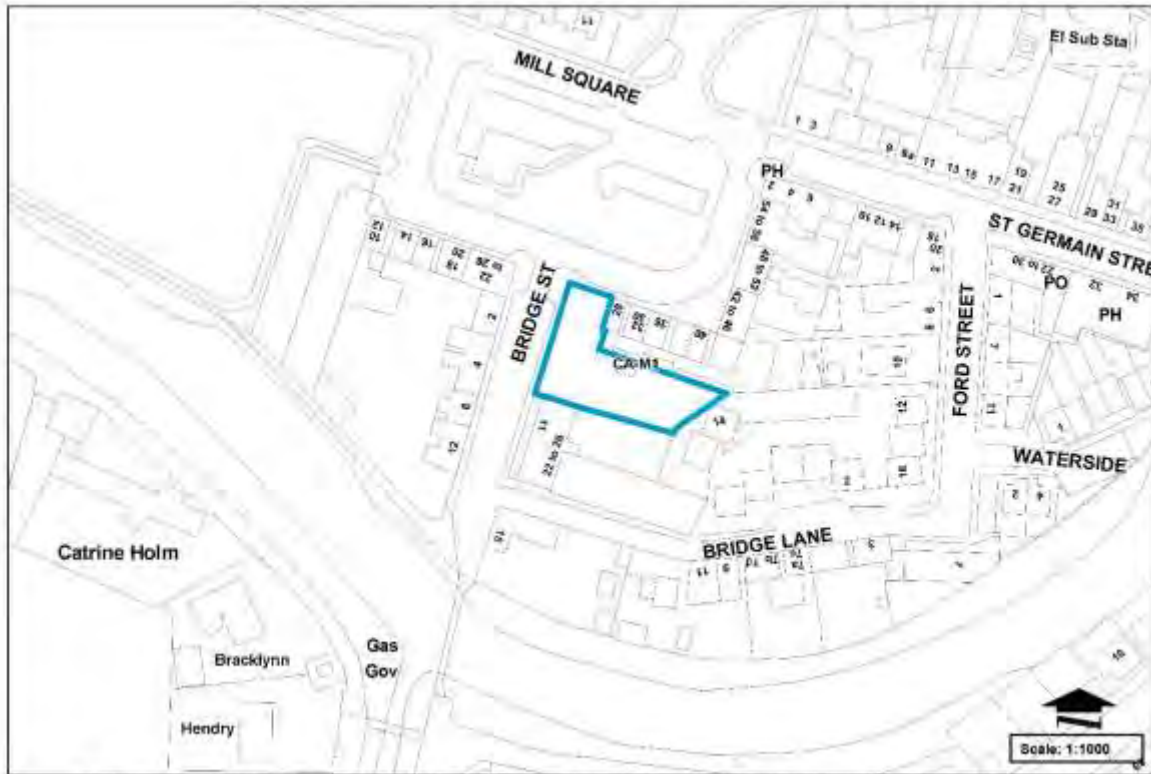
		<ul style="list-style-type: none"> An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive/Negative	Development of the site could also lead to additional increases in air pollution and noise as well as ambient light illumination from the status quo. However, the site is close to a public transport route. There is opportunity for the enhancement and extension of the existing core path and right of way network, contributing positively to active travel and in turn human health. Overall, development of the site is likely to have significant positive and negative environmental impacts.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	Development of this site will result in increased amenity and recreational open space provision within the settlement of Catrine. There is potential for the development of the site to result in increase and expand existing active travel networks, thus having a positive impact on material assets. The site is on a public bus route which will have positive impacts. It is unlikely, however, that the development will have significant impacts on waste. Overall, development of the site is likely to have significant positive environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> The provision of new open space should conform to the guidelines within the New Development Design guidance and should offer both recreation and amenity open space which creates a sense of place. The developer should also provide further green infrastructure and ensure that the development links into existing path networks especially those that link into the public transport route. Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No significant water issues - Small areas of low-high surface water flooding (present day).				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
WWTW Capacity & Waste Water						
Water Supply						
Short, Medium or Long Term and Cumulative Impacts						
<p>In the short to medium terms, there are likely to be significant negative environmental impacts experienced during 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.</p>						

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CA-M1
	Catrine
Settlement	Catrine
Address	Bridge Street
Description	The site is located in the centre of Catrine, within both the town centre and the conservation area.
	The site has been vacant and derelict for a number of years following the demolition of the previous buildings on the site.
OS Grid Ref	N25225NE
Existing Use	Vacant land
Proposed Use	Miscellaneous
Site Size	0.1 ha
Site Capacity	N/A



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Planning History	12/0829/LB – remedial works to gable wall – approved with conditions 04/0093/FL – Change of use and alterations to form 9 flats – approved with conditions 04/0295/LB – Alterations to form 9 flats – 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>
	Screened out at stage 1	The site is a small gap site within the centre of Catrine. The development of the site will not have any landscape impacts.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	There are no statutory designations on the site relating to biodiversity or the natural environment. As the site has been vacant for a number of years, vegetation is now growing on the site that could support some biodiversity. However, this is expected to be minimal.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	<p>Development on what is currently a vacant site would be likely to increase traffic movement to and from the site, with possible impacts on greenhouse gas emissions. However, the site is centrally located within Catrine and in walking distance of the services provided in the town, such as health care and schools. Similarly, should the site be developed for footfall generating uses, the site is in walking distance of the most residential properties within the town, reducing the need to travel by private car. The site is also in close proximity to the bus stops allowing for sustainable travel outwith Catrine itself.</p> <p>Most of the site is at risk of fluvial flooding, with a small part of the site at risk of surface flooding (low to medium – present day and projected). Any development proposals would need to be carefully examine the flood risk and design appropriately.</p> <p>In overall terms, there are likely to be both positive and negative environmental impacts.</p>
Mitigating Impacts on Natural Features	<ul style="list-style-type: none"> The developer will be required to investigate the flooding issues further and contact with SEPA at an early stage is required to formulate any flood mitigation measures that may be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown. 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>
	Neutral	Part of the site is contained within the Coal Authority's Low Development Risk Area. Analysis of the extent of the risk would be required to inform development proposals for the site. As the site is currently vacant and included on the vacant and derelict land register, the development of the site would result in better use of the this land. In overall terms, impacts on soil are likely to be neutral.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	New development on the currently vacant site, will bring additional traffic, which will have a negative impact on air quality. However, the site is considered to be in a sustainable location, forming a previously used site in the centre of the settlement. This gives the opportunity for those visiting the site or any future residents, good opportunity to do so by sustainable means, i.e. walking, cycling, bus. In the long term, this could contribute to enhanced air quality.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	Part of the site is subject to low-medium fluvial flood risk, with a small part of the site subject to medium-high surface flood risk. There is potential for the development of the site to exacerbate this risk under a changing climate. However, it is considered that negative impacts which have the potential to be significant could be mitigated through appropriate layout and design. In overall terms, impacts on the water environment are considered to be significantly negative, and therefore subject to appropriate mitigation.
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. • 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 be necessary. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.

Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Positive / Negative	<p>The site is contained within the Catrine Conservation Area. The property immediately adjacent to the site is C listed (28 – 32 Mill Square), whilst the wider stretch of the southern side of Mill Square has a B group listing. The current condition of the vacant site, detracts significantly from the overall character of the conservation area and the surrounding listed properties. The redevelopment of the site, done in a sensitive way would have significant positive impacts for the heritage assets for the area. However, development that is not inkeeping, could have detrimental impacts on the surrounding heritage.</p> <p>The site is also recognised as potentially having archaeological features, contained within a WOSAS search area. Given that the site is currently vacant and the previously buildings cleared, it is assumed that any archaeological features could be appropriately explored prior to development.</p> <p>Overall, the allocation of the site is considered to have both positive and negative environmental impacts.</p>
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> Development will be required to respect the conservation area and nearby listed buildings, in terms of scale of development, design and materials. Development will be guided by the environmental policies of the LDP and relevant design guidance.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / negative	The site is currently vacant and derelict and detracts significantly from the amenity and character of Catrine, especially given that it is a prominent site within the town centre and the conservation area. Mill Square is an attractive location, with a clear identity, but is undermined by this gap site. The re-use of the site will contribute positively to place making and help improve the sense of place within Catrine. However, this is dependent on the scale and design of the development proposed, with the risk that the site could detract from the quality of place. Overall therefore, development of the site is likely to have significant positive and negative environmental impacts.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive	The site represents a sustainable location; centrally located within Catrine, delivering opportunities for a range of ways to access the site, via walking, cycling or bus. In terms of the urban fabric of

		Catrine and particularly Mill Square, the development would remove a prominent gap site and re-instate the original streetscape.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Positive	The development of the site would bring back into active use, a dis-used site, making far more effective use of the site than is currently the case. The development of either residential or footfall generating uses would bring additional life and vibrancy back into the area, again maximising the use of the vacant town centre site. Overall, development of the site is likely to have significant positive impacts.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Development must respect principles of good place making and ensure it is sensitive to the environmental assets of those location. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
Water	SEPA Flood Risk	N/A				
Access	The site is accessible with opportunities to link the site with existing networks and routes.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive, mainly pertaining to the sustainable location and re-use of a vacant site. However, this will be dependent on the mitigation and enhancements methods being taken into account, particularly in relation to the scale and design of development.						

PROPOSAL: CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CEM2
Settlement	Catrine
Address	Sorn Parish Cemetery
Description	<p>The site is located to the west of Catrine. The site is found outwith the settlement boundary and proposes an extension area for the existing cemetery.</p> <p>The site is accessible from the B713, Catrine</p> <p>The site was previously identified as Proposal site within the former East Ayrshire Local Development Plan (2017).</p>
OS Grid Ref	NS5525NE
Existing Use	Greenfield
Proposed Use	Cemetery extension
Site Size	3.4 ha
Site Capacity	N/A



Planning History N/A

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 Local Landscape Area as identified within the LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Lowland River Valleys (68)". Key characteristics of this classification include incised,

		narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, even though the site is located outwith the settlement boundary of Catrine, given its proposed use (as an extension site for the existing cemetery) and its scale it is unlikely to have significant positive or negative impacts on landscape and geology. As such, impacts 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>
	Negative	The site is contained within the CSGN's heathland network (moderate dispersal; non-core; high dispersal; non-core), acid grassland network (high dispersal; non-core) and woodland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. Although located outwith the settlement boundary of Catrine, the site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors. In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or surface water flood risk. Impacts on flood risk are therefore considered to be neutral. In overall terms, impacts on climatic factors are likely to be neutral.
Mitigating Impacts on Natural Features		<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.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. Although located outwith the settlement boundary of Catrine, the site is within close proximity to active travel networks, including existing SPT bus routes and associated stops,

		core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality.
	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"> 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.
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>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors, and human health. The development of this site will not result in the loss of any safeguarded open space. While the site contains CSGN woodland network, its development is not likely to result in the loss of fragmentation of these habitats due to the proposed use. In overall terms, impacts on human health are likely to be neutral.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Neutral	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	As outlined above, the site is unlikely to have any significant impacts on air quality, climatic factors, human health or population. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. The development is not likely to have any negative impacts in

		terms of core paths and other important routes (such as Rights of Way). It will not result in the loss of safeguarded open space or CSGN networks. The allocation of this space will enable more capacity within the Cemetery of Auchinleck, which will have a positive impact on this necessary material asset.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. 				
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 flood risk implications.				
Access	The site is accessible off of the B713.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site.						



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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

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