



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

List of Local Development Plan 2 Sites – Crookedholm

Local Development Plan 2 sites			
CROOKEDHOLM			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
CR-H1	Residential	Grougar Road (East), Crookedholm	256H

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
CROOKEDHOLM		
RESIDENTIAL		
CR-H1: Grougar Road (East), Crookedholm	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										
CR-H1: Grougar Road (East), Crookedholm	N	N	SP/N	SN	SP/N	N		SP/N	SP/N	SP/N

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

CR-H1: Grougar Road (East), Crookedholm		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as a result of development 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. However, environmental impacts are not anticipated for landscape and biodiversity, flora and fauna.	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, significant impacts on the water environment are not anticipated, these should be further considered. 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 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 the historic environment, nor are there likely to be cumulative or synergistic impacts.
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.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma	
Site Reference	CR-H1
Settlement	Crookedholm
Address	Grougar Road (East)
Description	<p>The site is located to the north of the centre of Crookedholm and immediately to the north and east of existing built development. An application for the erection of 60 dwellings was Approved with Conditions on 14/09/2021.</p> <p>The site was a previous allocation within the former East Ayrshire Local Development Plan (2017) as a housing development opportunity site.</p>
OS Grid Ref	NS450377
Existing Use	Greenfield
Proposed Use	Residential / Housing
Site Size	2.6 ha
Site Capacity	60 units (Indicative)
Planning History	13/0006/PREAPP – Closed; 16/0956/PP – Approved with Conditions
Impacts on Environmental Receptors	



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Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is classified as “Agricultural Lowlands” (NatureScot Character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic core and a network of major roads which conflict with the rural character and presence of heavy traffic. The site was considered to constitute an appropriate northward extension into the countryside as part of the LDP1 Examination and the Entec Landscape Assessment (2004) as an area most suitable for development. The development of this site is therefore unlikely to have a positive or negative impact on the landscape character and/or setting of Crookedholm. As such, the 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>
	Neutral	The site is located within the settlement boundary of Crookedholm. The site does not form part of the CSGN’s habitat networks, nor is it in close proximity to any other biodiversity related constraints. As such, no impacts are anticipated. Impacts considered but likely 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, having a negative impact on air quality and climatic factors. The access to the site is within walking distance of public transport and a number of services in the centre of Crookedholm, which is likely to have significant positive impacts, especially compared to other, more distant locations. The site is subject to marginal area of low to medium surface water flood risk (present day) to the north of its extents. In overall terms, impacts are considered to be significant and positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • Development of the site should incorporate natural screening into the development to reduce any potentially detrimental impacts that it may have on the landscape character of Crookedholm. • The development should incorporate natural planting throughout 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. • 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	A large part of the site is contained within the Coal Authority’s High Development Risk Area. There is therefore potential for its development to have significant negative impacts on soil. A potential mine entry can be found in the westernmost part of the site. The site is not located in close proximity to any other significant soil related constraints. Development of the site would lead to the loss of an area of Category 3(2) locally important good

		quality agricultural land. Therefore the site is likely to have significant negative environmental impacts on soil. Impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The access to the site is within walking distance from public transport and the centre of Crookedholm, which is likely to have significant positive impacts. In overall terms, impacts on air quality are likely to be positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not subject to fluvial flood risk. There is a very small pocket of land subject to surface flood risk at the northern edge of the site, but as the extents of this hazard are very limited in area, no impacts are anticipated in terms of the water environment.
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 LDP contains a robust policy framework which protects the water environment and a Flood Risk Management policy which requires all development proposals to be assessed against the Flood Risk Framework and outlines the requirement for a Flood Risk Assessment which may be necessary. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.
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 the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the residential population within the area. The site is however located within the settlement boundary and is within walking distance of public transport and is within walking distance of the town centre, and near core paths, which may encourage an active lifestyle. Overall, development of the site is likely to have significant positive and negative environmental impacts.					
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>					
	Positive/Negative	Development of this site is likely to have negative impacts on population and human health by proliferating private car use as a result of increasing the residential population of the area. However, the site is within the settlement boundary of Crookedholm and within walking distance of public transport and is within walking distance of the centre of Crookedholm, which may encourage an active lifestyle. Although the site is not located immediately adjacent to a core path or close to a right of way network, there is opportunity for this to have a positive impact in terms of active travel and connectivity. In overall terms, the anticipated impacts on population are likely to be positive and negative impact.					
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>					
	Positive/Negative	The site is within the settlement boundary of Crookedholm and within walking distance of public transport and is within walking distance of the centre of Crookedholm, which may encourage an active lifestyle. The site is greenfield, so any development at this location would expand on agricultural land and open space, which has negative impacts on material assets. In overall terms, the development of this central brownfield site is likely to have significant positive and negative impacts on material assets.					
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • Development must 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. • Development of the site should ensure that walking and cycling paths are connected into existing paths and ensure that any noise and ambient light pollution is kept to a minimum. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 					
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints							
Soil	Coal Authority Risk Assessment	<table border="1"> <tr> <td>Yes</td> <td>Vacant and</td> <td>No</td> <td>Contaminated Land</td> <td>No</td> </tr> </table>	Yes	Vacant and	No	Contaminated Land	No
Yes	Vacant and	No	Contaminated Land	No			

		Derelict Land		
Water	SEPA Flood Risk	Surface water flood risk in the northern part of the site.		
Access	The site is accessible with opportunities to link the site with existing networks and routes.			
Consultee Comments	<u>NatureScot:</u> This site has an existing landscape framework of hedgerows which should be retained and incorporated into the development design. There is an opportunity to create a network of paths to link to village, Kilmarnock and the wider network. It will also be important to ensure that the development is coherent with existing and proposed development			
Short, Medium or Long Term and Cumulative Impacts				
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.				



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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