

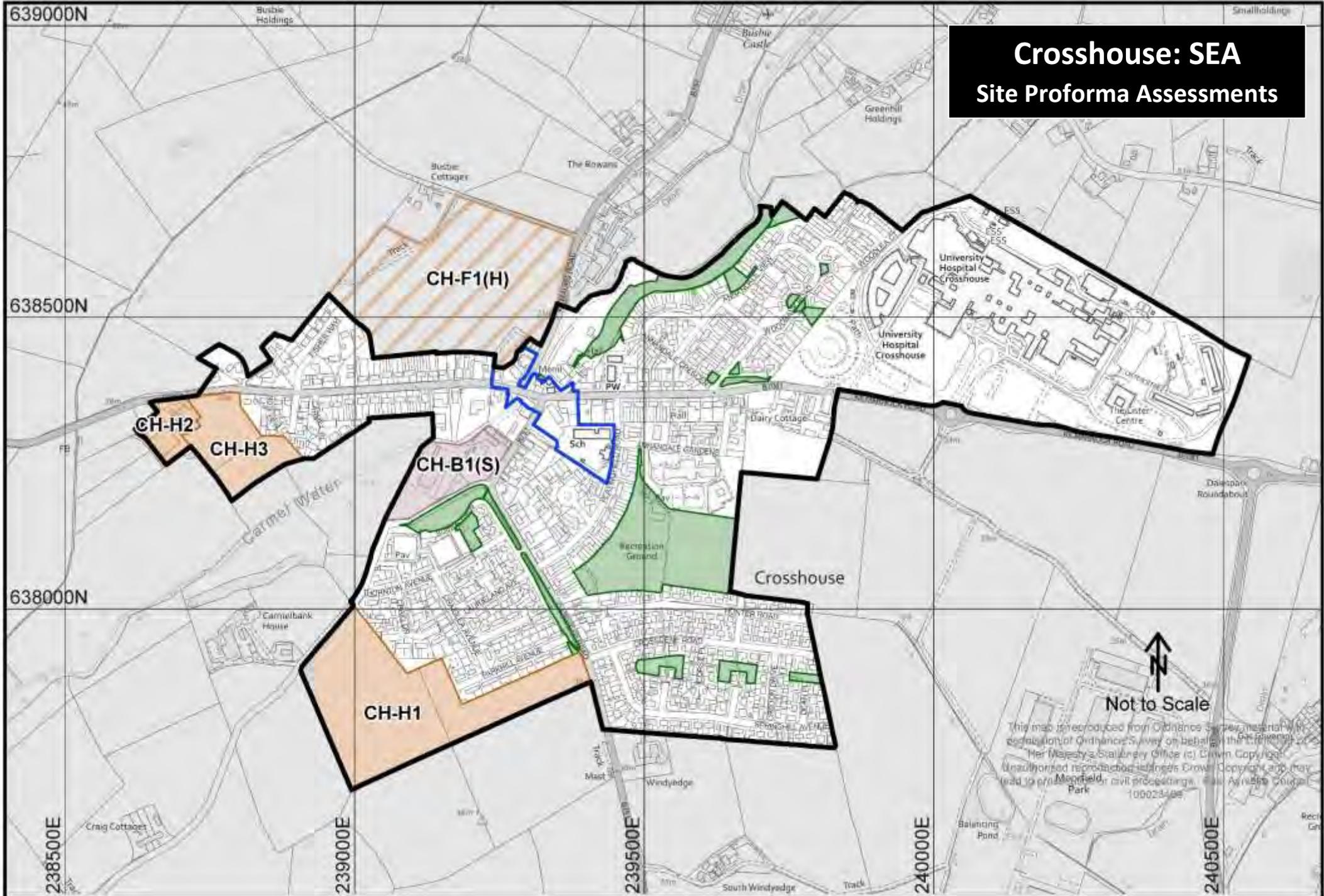


EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024



Crosshouse: SEA Site Proforma Assessments

Not to Scale

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List of Local Development Plan 2 Sites – Crosshouse

Local Development Plan 2 sites			
CROSSHOUSE			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
CH-H1	Residential	Gatehead Road, Crosshouse	
CH-H2	Residential	Holm Farm, Crosshouse	
CH-H3	Residential	Irvine Road, Crosshouse	257H
CH-F1(H)	Future Growth Site (Residential)	Kilmaurs Road, Crosshouse	258H
CH-B1(S)	Business & Industry	Laigh Milton Road, Crosshouse	220M

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
AUCHINLECK		
RESIDENTIAL		
CH-H1: Gatehead Road, Crosshouse	Yes	Yes
CH-H2: Holm Farm, Crosshouse	Yes	Yes
CH-H3: Irvine Road, Crosshouse	Yes	Yes
FUTURE GROWTH (RESIDENTIAL)		
CH-F1(H): Kilmaurs Road, Crosshouse	Yes	Yes
BUSINESS & INDUSTRY		
CH-B1(S): Laigh Milton Road, Crosshouse	Yes	No

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										
CH-H1: Gatehead Road, Crosshouse	SN	SN	SP/N	SN	SP/N	SN		SP/N	SP/N	SP/N
CH-H2: Holm Farm, Crosshouse	N	N	SP/N	SN	SP/N	N	N	SP/N	SP/N	SP/N
CH-H3: Irvine Road, Crosshouse	SN	N	SP/N	SN	SP/N	SN	N	SP/N	SP/N	SP/N
FUTURE GROWTH (RESIDENTIAL)										
CH-L1: Kilmaurs Road, Crosshouse	SN	N	SP/N	SP/N	SP/N	N		SP/N	SP/N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

CH-H1: Gatehead Road, Crosshouse		
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 landscape, biodiversity and 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.	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 water, 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 (water, 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, 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.

CH-H2: Holm Farm, Crosshouse		
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. Impacts on landscape are also anticipated. However, no significant impacts on biodiversity, flora and fauna are anticipated (likely neutral). 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 the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, soil and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Unknown environmental impacts on the historic environment are anticipated for this site, given	Unknown. There are unknown impacts on this historic environment, in particular,

	proximity to undesignated but traditional historic features. This should be considered in more detail at Stage 2 assessment.	undesignated traditional historic features. This 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 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.

CH-H3: Irvine Road, Crosshouse		
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, landscape/geology and biodiversity, flora and fauna. There is a presumption that these impacts will be negative or positive/negative in nature. This should be considered in further detail at stage 2 assessment.	Yes. There are likely to be significant environmental impacts 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 the water environment, soil and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature.	Yes. There are likely to be significant environmental impacts on certain natural resources (water, 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, 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.

FUTURE GROWTH SITE (RESIDENTIAL)

CH-F1(H): Kilmaurs Road, Crosshouse		
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 landscape/geology. There is a presumption that these impacts will be positive/negative or negative in nature. Impacts on 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 and air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be positive/negative in nature. However, impacts on the	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.

	water environment are not anticipated. There is a presumption that impacts are likely to be neutral.	
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 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)

CH-B1(S): Laigh Milton Road, Crosshouse		
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 Crosshouse, as such it is unlikely to have any significant environmental impacts on landscape and biodiversity as a result. 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 not in close proximity to any historic environment features. As such, no impacts on the historic environment are anticipated.	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.

Stage 2 Assessments – Site Proforma Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CH-H1
Settlement	Crosshouse
Address	Gatehead Road
Description	The site is located to the south-west of Crosshouse and is moderate in scale. The proposed use is residential. The site has previously been submitted as an application for a residential development which was refused in 2011. The site was not allocated within the previous East Ayrshire Local Development Plan (2017).
OS Grid Ref	NS3937NW
Existing Use	Agricultural
Proposed Use	Housing
Site Size	6.2ha
Site Capacity	138 units



Planning History 06/0913/FL – Proposed Residential Development, Open Space and Associated Road Alterations - Withdrawn

Impacts on Environmental Receptors

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
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Natural Features	Negative	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 car and a network of major roads which conflict with the rural character and presence of heavy traffic. The development of the site is likely to have significant implications in terms of landscape as a result of its' prominent setting and proposed scale. The site is to the south-west of Crosshouse and would constitute a fairly significant extension to the settlement. In overall terms, environmental impacts on landscape character and setting are considered to be negative.
	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 not in close proximity to any designated nature conservation sites. However, the development of this site would result in the removal of greenfield habitat. The site contributes to the green corridor, creating recreational spaces and habitat, the removal of which could be adverse. It is considered that there are likely to be negative impacts on biodiversity, however, these are likely to be minor and not significant. As a precaution, impacts are considered to be negative, subject to appropriate mitigation (e.g. retention of trees, scrubs and hedgerows).
	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 climatic factors through the proliferation of private car use, and in turn greenhouse gas emissions, as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. There is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the eastern edge of the site, the site would therefore be connected to an existing public transport network having positive impacts. In terms of climate resilience, the site is significantly constrained by surface water flooding, which could be proliferated by changes in climate, reducing climate resilience. The development of this site could also exacerbate flood risk, reducing climate resilience. In overall terms, it is considered that the development may have positive and negative impacts on climatic factors
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 soil within the site consists of non-calcareous gleys. The site falls within both the Coal Authority’s Development Low Risk Area to the north and Development High Risk Area to the south. The

		development of the site would also result in the loss of important soil resources such as prime quality agricultural land including “Prime Quality” to the south and "Locally Important Good Quality" to the north. The development would not result in the loss of carbon rich soils and peatland or raised/intermediate bogs. In overall terms, the environmental impacts of the development of this site on soil are likely to be negative.
	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 by proliferating private car use, and greenhouse gas emissions as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. A core path extends along the western boundary of the site, there is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the eastern edge of the site, the site would therefore be connected to an existing public transport network having positive impacts. There is opportunity to create an active travel network, having a positive impact. In overall terms, it is considered that the development is likely to have positive and negative impacts on air quality.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is not at risk from fluvial flooding, as identified within SEPA’s 1 in 200 flood risk maps. However, the site hosts a substantial area of surface water flooding of low to medium surface water risk to the south-west extending to the centre of the site. It is considered that the development of the site could result in increased surface water flooding if appropriate measures are not in place. In overall terms, impacts are likely to be negative. Negative impacts could be reduced through 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.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Unknown	The site is not located in close proximity to any designated historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. However, the site is in close proximity to ‘Holm’ traditional farm steading building identified on CANMORE

		https://canmore.org.uk/site/203945/holm). 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		<ul style="list-style-type: none"> Any subsequent development should take cognisance of the historic features and materials of its surrounding context, and be sensitively designed in accordance with the policy requirements of the Plan. Where possible, appropriate and natural screening should be integrated to reduce any potential impacts on the setting of 'Holm' traditional farm steading.
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 nevertheless within reasonable walking distance of public transport and is within walking distance of the town centre, and near core paths and rights of way, which may encourage an active lifestyle. There is opportunity for the enhancement and extension of the existing core path 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	The site is in close proximity to existing public transport networks enabling access to services, having a positive impact on population. Although the site is not located within close proximity to a core path or right of way network, there is opportunity for this to have a positive impact in terms of active travel and connectivity. The site is within a walkable distance to the centre of Crosshouse. There is potential for the development of this site to contribute towards this SEA objective as a result of its accessibility. The site is somewhat constrained by flood risk, having a potentially detrimental impact on population. 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 allocation of this housing opportunity site is likely to have significant impacts on material assets. The increase population would have a negative impact on infrastructure capacity, proliferate private car use which will have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the settlement of Crosshouse, potentially increasing

		overall connectivity of place. In overall terms, environmental impacts on material assets are likely to be both positive and negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Surface water flooding (low-medium risk – present day)				
Access	No significant access concerns.					
Consultee Comments	<p><u>NatureScot</u> This site defines the western settlement edge of Crosshouse from the south (along Gatehead Road / B751) and the eastern edge from the south-west. Proposals should ensure an effective landscape framework is provided, enhancing the settlement gateway. Development should have a positive interface with Gatehead Road / B751 as well as with the lane to the north of the site as well as ensuring cohesion with existing development to the north of the site. Open space and active travel connections should be included in proposals, providing links to the wider strategic network, including to Kilmarnock town centre and Crosshouse Hospital.</p>					
WWTW Capacity & Waste Water	Capacity available depending on proposed units. Early engagement with Scottish Water required. Combined sewer infrastructure runs through this site. Early engagement with Scottish Water required.					
Water Supply	Capacity available depending on proposed units. More information needed					
Short, Medium or Long Term and Cumulative Impacts						
<p>The development of this site would constitute a moderate extension to the settlement. The site is considered to be acceptably located in terms of access and connectivity. However, development would have a significant negative impact on landscape character, soil and biodiversity. In overall terms, the site is considered to have both positive and negative impacts. In accordance with NatureScot's comments, proposals should ensure an effective landscape framework is provided, enhancing the settlement gateway. Development should have a positive interface with Gatehead Road / B751 as well as with the lane to the north of the site as well as ensuring cohesion with existing development to the north of the site. Open space and active travel connections should be included in proposals, providing links to the wider strategic network, including to Kilmarnock town centre and Crosshouse Hospital. In overall terms, impacts are likely to be both positive and negative.</p>						

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CH-H2
Settlement	Crosshouse
Address	Holmes Farm, Irvine Road, Crosshouse
Description	<p>The site is contained within the settlement boundary of Crosshouse. The site has a planning history dating back to 2005, concerning the demolition of agricultural buildings and change of uses.</p> <p>The site was not designated as a development opportunity site within the previous EALDP (2017).</p>
OS Grid Ref	NS3838SE
Existing Use	Farm
Proposed Use	Residential
Site Size	0.8 ha
Site Capacity	20 units



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Planning History	05/0801/PP – Approved with Conditions; 16/0234/PP – Change of use of part of agricultural buildings to Class 5 (General Industry) and Class 6 (Storage) – Refused; 17/1082/PPP Proposed Residential Development involving demolition of farm buildings. - Approved with Conditions; 20/0230/LD – Application for a certificate of lawfulness for Class 5 industrial use in Building 9 – Approved;
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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 classified as “Agricultural Lowlands” (NatureScot Character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. The site is relatively small and contained within the settlement boundary. The site currently contains structures relating to agriculture. It is not considered that its development would have any significant positive or negative impacts on landscape character. 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>
	Neutral	The site is not in close proximity to any designated nature conservation sites. The site currently has an agricultural use, forming part of the built environment. As such, the development of the site would not result in the loss of greenfield habitat. In overall terms, the development of the site is considered to have a neutral impact 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	Development of the site is likely to have negative impacts on climatic factors through the proliferation of private car use, and in turn greenhouse gas emissions, as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. There is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the top of the site, the site would therefore be connected to an existing public transport network having positive impacts. The site is not in close proximity to existing core path or right of way networks, this would likely have positive impacts by increasing active travel and public transport networks. In terms of climate resilience, the site is not currently constrained by surface water flooding or fluvial flood risk. However, it is within 200 metres of the Carmel Water. There is potential for future flood resilience implications. In overall terms, it is considered that the development is likely to have positive and negative impacts on climatic factors and climate resilience
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 soil within the site consists of non-calcareous gleys. The site falls within both the Coal Authority’s development low risk area. The development of the site would also result in the loss of important soil resources such as prime quality agricultural land including “Prime Quality” to the south and “Locally Important Good Quality” to the north. The development would not result in the loss of carbon rich soils and

		peatland or raised/intermediate bogs. In overall terms, the environmental impacts of the development of this site are likely to have a negative impacts on soil, subject to 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 by proliferating private car use and greenhouse gas emissions as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. There is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the top of the site, the site would therefore be connected to an existing public transport network having positive impacts. There is opportunity to create an active travel network, having a positive impact. The site is not in close proximity to existing core path or right of way networks. This would likely have positive impacts by increasing active travel and public transport networks. In overall terms, environmental impacts on air quality are likely to be both positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is not constrained by fluvial or pluvial flood risk. As such, its development is likely to have neutral impacts on 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.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Neutral	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 is not likely to have significant detrimental impact on the designated historic environment, or indeed, cultural heritage. Potential impacts on an undesignated traditional farm steading.
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. However, the site is located within reasonable walking distance of services in

		the centre of Crosshouse and is within walking distance of public transport and near a core path, 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 in 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 within walking distance of the centre of Crosshouse and is considered to be very sustainable in location terms as it is within walking distance of public transport. The site is in close proximity to existing public transport networks enabling access to services, having a positive impact on population. 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 allocation of this housing opportunity site is likely to have significant impacts on material assets. The increase population would have a negative impact on infrastructure capacity, proliferate private car use which will have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the settlement of Crosshouse, potentially increasing overall connectivity of place. In overall terms, environmental impacts on material assets are likely to be positive and negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flooding constraints.				
Access	No significant access concerns as the site is contained within the settlement boundary of Crosshouse.					
NatureScot Comments	<p><u>NatureScot:</u> This site is located in Crosshouse, forming the western settlement edge. We note that the site to the east is allocated in the current Local Development Plan for housing (Site 257H). We consider that a masterplan approach should be taken across these sites, ensuring that development is cohesive with existing and proposed housing. There is also an opportunity to enhance the settlement gateway from the west and provide a robust and defensible settlement edge along the west of the site.</p>					

	<p><u>Historic Environment Scotland</u>: Potential effects on traditional farm steading buildings on site: https://canmore.org.uk/site/203945/holm</p> <p><u>SEPA</u>: No flood risk apparent.</p>
WWTW Capacity & Waste Water	Sufficient capacity for proposed 16 units
Water Supply	Sufficient capacity in current system.
Short, Medium or Long Term and Cumulative Impacts	
<p>The site is contained within the settlement boundary of Crosshouse. The development of the site is likely to have significant negative environmental impacts, particularly on soil, and positive and negative impacts on air, climate, human health and material assets. In overall terms, the site is considered to have both positive and negative impacts. In accordance with NatureScot's comments, a masterplan approach should be taken across these sites, ensuring that development is cohesive with existing and proposed housing. There is also an opportunity to enhance the settlement gateway from the west and provide a robust and defensible settlement edge along the west of the site. In overall terms, the site is considered to have both positive and negative impacts</p>	

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CH-H3
Settlement	Crosshouse
Address	Irvine Road
Description	<p>The site is located to the west of Crosshouse and is moderate in scale. The proposed use is residential.</p> <p>The site was previously allocated within the former East Ayrshire Local Development Plan (2017 as a housing development opportunity site (257H).</p>
OS Grid Ref	NS3838SE
Existing Use	Greenfield
Proposed Use	Residential
Site Size	1.9 ha
Site Capacity	30 units (indicative)



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Planning History	21/0262/PP – Proposed Residential Development of 39 No. Detached and Semi-Detached Houses – Refused; 22/0013/EIASCRC – Screening request for Proposed Residential Development of 39 No. Detached and Semi-Detached Houses – EIA not required
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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>
	Negative	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 car and a network of major roads which conflict with the rural character and presence of heavy traffic. The development of

		the site is likely to have significant implications in terms of landscape as a result of its' prominent setting and proposed scale. The site is to the south-west of Crosshouse and would constitute a moderate extension to the settlement. In overall terms, environmental impacts on landscape character and setting are considered to be negative.
	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 not in close proximity to any designated nature conservation sites, nor is it found within the extents of any CSGN Networks or hotspots. As such, impacts are likely to be minor and not significant with appropriate mitigation (e.g. retention of trees, scrubs and hedgerows). 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 climatic factors through the proliferation of private car use, and in turn greenhouse gas emissions, as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. There is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the eastern edge of the site, the site would therefore be connected to an existing public transport network having positive impacts. In terms of climate resilience, the site is not significantly constrained by fluvial flood risk. To the south of the site there is low to medium flood risk from the Carmel Water (present day and climate change), which could be proliferated by changes in climate, reducing climate resilience. The development of this site could also exacerbate flood risk, reducing climate resilience, however, this could likely to alleviated through appropriate use of material, layout etc. In overall terms, it is considered that the development may have positive and negative impacts on climatic factors
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. • 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.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site falls within both the Coal Authority's Development Low Risk Area. The development of the site would also result in the loss of important soil resources such as prime quality agricultural land ("Locally Important Good Quality"). The development would not result in the loss of carbon rich soils

		and peatland or raised/intermediate bogs. In overall terms, the environmental impacts of the development of this site on soil are likely to be negative, subject to 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 climatic factors through the proliferation of private car use, and in turn greenhouse gas emissions, as result of the increased residential population through the provision of additional units. However, the site is accessible, within a walkable distance of the centre of Crosshouse. There is therefore opportunity to connect to existing active travel networks. There is an SPT bus route (with associated stops), which runs along the eastern edge of the site, the site would therefore be connected to an existing public transport network having positive impacts.. In overall terms, it is considered that the development is likely to have positive and negative impacts on air quality.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Negative	The site is at risk from fluvial flooding, as identified within SEPA's 1 in 200 flood risk maps. To the south of the site there is low-medium flood risk from the Carmel Water (present day and climate change), which could be proliferated by changes in climate, reducing climate resilience. The development of this site could also exacerbate flood risk, however, this could likely to alleviated through appropriate use of material, layout etc. As a precaution, impacts on the water environment are considered to be negative, 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. • 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 nevertheless within reasonable walking distance of public transport and is within walking distance of the town centre, and near core paths and rights of way, which may encourage an active lifestyle. There is opportunity for the enhancement and extension of the existing core path 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	The site is in close proximity to existing public transport networks enabling access to services, having a positive impact on population. Although the site is not located within close proximity to a core path or right of way network, there is opportunity for this to have a positive impact in terms of active travel and connectivity. The site is within a walkable distance to the centre of Crosshouse. There is potential for the development of this site to contribute towards this SEA objective as a result of its accessibility. The site is somewhat constrained by flood risk, having a potentially detrimental impact on population. 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 allocation of this housing opportunity site is likely to have significant impacts on material assets. The increase population would have a negative impact on infrastructure capacity, proliferate private car use which will have a detrimental impact on air quality and greenhouse gas emissions targets. However, this development will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the settlement of Crosshouse, potentially increasing overall connectivity of place. In overall terms, environmental impacts on material assets are likely to be both positive and negative.				
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. • 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	Surface water flooding (low-medium risk; present day and climate change)
Access	No significant access concerns.	
Consultee Comments		
Short, Medium or Long Term and Cumulative Impacts		
There is potential for the development of this site to have medium to long term impacts. If developed alongside CH-H1 and CH-H2, there could be cumulative impacts on landscape, biodiversity, air quality and material assets.		

FUTURE GROWTH SITE (RESIDENTIAL)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	CH-F1(H)
Settlement	Crosshouse
Address	Kilmaurs Road
Description	<p>The site is contained within the settlement boundary of Crosshouse, as identified within the LDP2 and the previous East Ayrshire Local Development Plan (2017).</p> <p>The site was previously allocated as a housing development opportunity site in the LDP1.</p>
OS Grid Ref	NS3938NW
Existing Use	Greenfield
Proposed Use	Future Growth sites (residential)
Site Size	8.0 ha
Site Capacity	N/A



Planning History	<p>13/0824/PPP – Proposed residential development of up to 140 no. houses – Approved with Conditions;</p> <p>13/0009/PREAPP – Application for Planning Permission in Principle (Residential) – CLO Closed;</p> <p>13/0060/EIASCR – Application for Planning Permission in Principle (Residential) – EIA not required;</p>
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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>
	Negative	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 scale of the proposed site is

		moderate and would constitute a significant extension to Crosshouse which is a relatively small settlement. Therefore, it is considered that the development of this greenfield land is likely to have a significant detrimental impact on the landscape setting and character of the settlement. Impacts are likely to be negative.
	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 not located in close proximity to biodiversity, flora and fauna related constraints. It is centrally located within the settlement boundary of Kilmarnock and is surrounded by urban development characteristics. Any land within the site is unlikely to have any significant biodiversity value. 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 residential population within the area. The proposed residential use is likely to 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 an existing SPT bus network, with opportunity to expand and integrate this network, this is likely to be significant positive impacts. The site is subject to a small areas of surface water flood risk (low-high) to the north, south and east. This could be mediated through appropriate design, layout and materials. As such, it is unlikely to have significant climate resilience implications. 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. • Appropriate screening and planting should be utilised throughout the development in order to mitigate its impact on landscape character and setting. • Existing trees and hedgerows should be retained.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site is contained within the Coal Authority's Low and High Development Risk Areas, the site also contains a mine entry, there is therefore potential for its development to have detrimental impacts on soil. The site contains an area of contaminated land, the development of the site should result in the removal and/or treatment of contaminated land, thus having positive impacts on soil quality. In overall terms, impacts are likely to be significant positive and negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	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 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 an existing SPT bus network, with opportunity to expand and integrate this 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 is not at risk from fluvial flooding, however, there are pockets of surface water flood (low to medium risk – present day and climate change) to the north, south and west. It is however considered that appropriate design, layout and use of materials, as well as appropriate SUDS measures would alleviate any potential issues. Development of the site is therefore unlikely to have any positive or negative impacts on the water environment and impact is considered to be neutral, and on the basis of impacts not being significant.
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 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. Given the proposed use of for the site (housing/residential) it will not encourage or contribute to employment opportunities within or outwith town centres. Its development will contribute to the regeneration of brownfield areas, having positive impacts. 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 Crosshouse. 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 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 and High Risk	Vacant and Derelict Land	No	Contaminated Land Yes
Water	SEPA Flood Risk	No significant water issues - Small areas of surface water flooding (L-H)			
Access	The site is accessible off of Kilmaurs Road, Crosshouse.				
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 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. There is potential for the development of this site in conjunction with other housing opportunity sites to have significant cumulative impacts on landscape, biodiversity and material assets.					



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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