



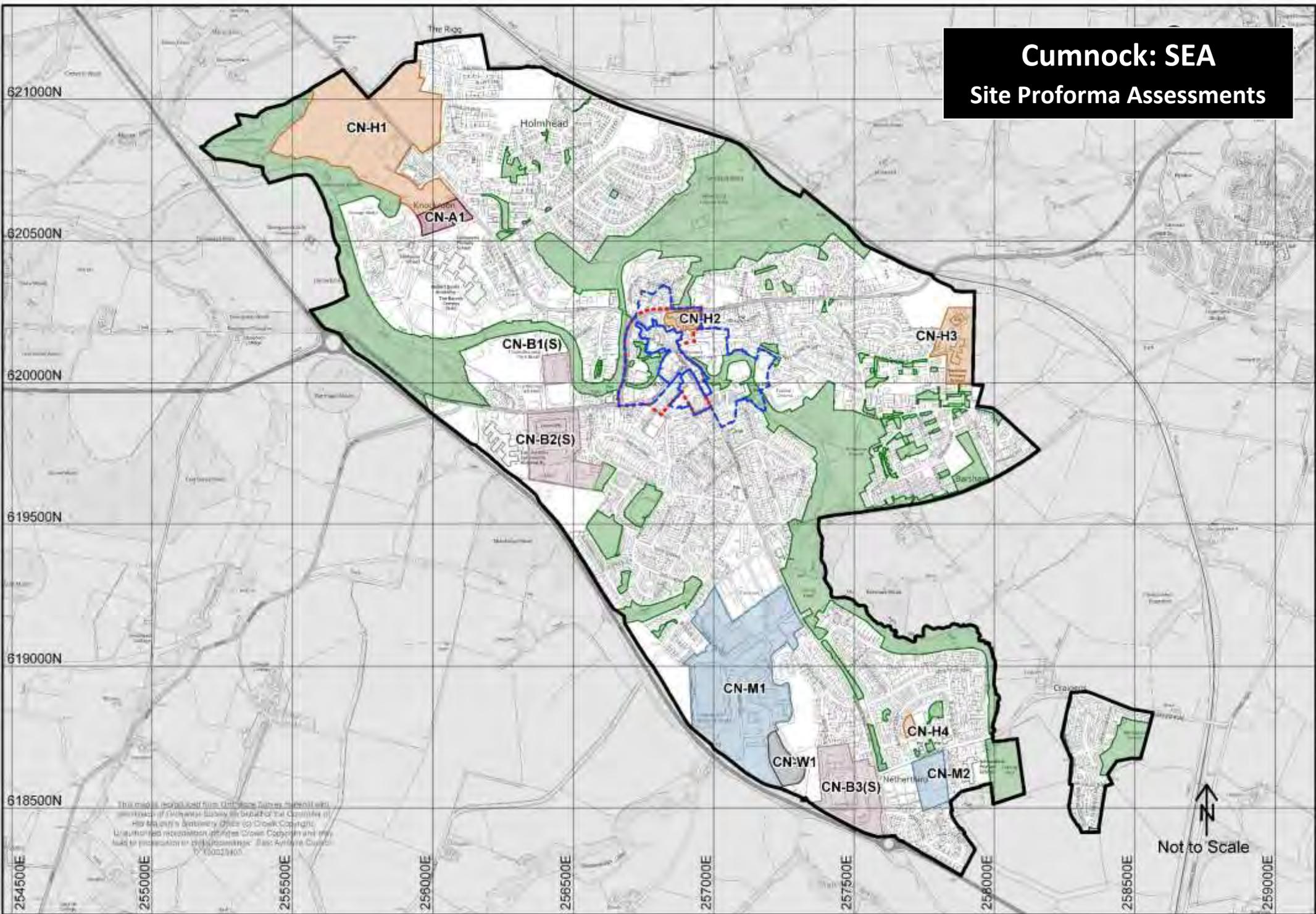
EAST AYRSHIRE COUNCIL

# Local Development Plan 2

# Environmental Report

2024

# Cumnock: SEA Site Proforma Assessments



## List of Local Development Plan 2 Sites – Cumnock

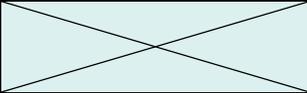
Local Development Plan 2 sites			
CUMNOCK			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
CN-H1	Residential	Auchinleck Road, Cumnock	263H
CN-H2	Residential	Barrhill Road, Cumnock	
CN-H3	Residential	Dalgleish Avenue, Cumnock	
CN-H4	Residential	Ryderston Avenue, Cumnock	269H
CN-B1(S)	Business & Industry	Ayr Road (North), Cumnock	
CN-B2(S)	Business & Industry	Ayr Road (South), Cumnock	271B
CN-B3(S)	Business & Industry	Cumnock Business Park, Cumnock	270B
CN-M1	Miscellaneous	Caponacre, Cumnock	383M
CN-M2	Miscellaneous	Glaisnock Glen, Cumnock	001MXD
CN-A1	Ayrshire Growth Deal	CoRE, Cumnock	
CN-W1	Waste Management Facility	Caponacre HWRC & Bulking Facility	

**Strategic Environmental Assessment  
Outcomes – Assessment Stage**

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
<b>CUMNOCK</b>		
<b>RESIDENTIAL</b>		
CN-H1: Auchinleck Road, Cumnock	Yes	Yes
CN-H2: Barrhill Road, Cumnock	Yes	Yes
CN-H3: Dalgleish Avenue, Cumnock	Yes	Yes
CN-H4: Ryderston Drive, Cumnock	Yes	Yes
<b>BUSINESS &amp; INDUSTRY</b>		
CN-B1(S): Ayr Road (North), Cumnock	Yes	No
CN-B2(S): Ayr Road (South), Cumnock	Yes	No
CN-B3(S): Cumnock Business Park, Cumnock	Yes	No
<b>MISCELLANEOUS</b>		
CN-M1: Caponacre, Cumnock	Yes	Yes
CN-M2: Glaisnock Glen, Cumnock	Yes	Yes
<b>AYRSHIRE GROWTH DEAL</b>		
CN-A1: CoRE, Cumnock	Yes	Yes

WASTE MANAGEMENT FACILITIES		
CN-W1: Caponacre HWRC Industrial Estate, Cumnock	Yes	Yes

**Stage 2 Assessment Outcomes – Summary Table**

<b>Stage 2 Assessment Key</b>	Significant Positive	Significant Positive/Negative	Significant Negative	Unknown / Neutral	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
<b>RESIDENTIAL</b>										
<b>CN-H1:</b> Auchinleck Road, Cumnock	SN	SN	SP/N	SN	SP/N	N	SN	SP/N	SP/N	SP/N
<b>CN-H2:</b> Barrmill Road, Cumnock			SP/N	SN	SP/N		SN	SP/N	SP/N	SP/N
<b>CN-H3:</b> Dalgleish Avenue, Cumnock			SP/N	SN	SP/N	SP/N		SP/N	SP/N	SP/N
<b>CN-H4:</b> Ryderston Drive, Cumnock			SP/N	SN	SP/N			SP/N	SP/N	SP
<b>MISCELLANEOUS</b>										
<b>CN-M1:</b> Caponacre, Cumnock	N	N	SP/N	SP/N	SP/N	SN		SP/N	SP/N	SP/N
<b>CN-M2:</b> Glaisnock Glen, Cumnock		SN	SP/N	SP/N	SP/N	N		SP/N	SP	SP/N

AYRSHIRE GROWTH DEAL										
CN-A1: CoRE Cumnock	N	SN	SP/N	SN	SP/N			SP	SP	SP/N
WASTE MANAGEMENT FACILITIES										
CN-W1: Caponacre HWRC Industrial Estate, Cumnock	N	SN	SN	SP/N	SN	SN		SP/N	SP/N	SP/N

## Stage 1 Assessment Tables

## RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

<b>CN-H1: Auchinleck Road, Cumnock</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of landscape, biodiversity and climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment.	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). Significant impacts on the water environment are not anticipated, however, given proximity to the Lugar Water, this should be considered at Stage 2. There is a presumption that impacts will be 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 and air). This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are likely to have significant environmental impacts on the historic environment as a result of the potential development of this site, most notably on Gardens and Designed Landscapes. There is a presumption that these impacts will be negative.	Yes. There are likely to be significant environmental impacts on certain historic assets. 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.

<b>CN-H2: Barrmill Road, Cumnock</b>		
<b>Components</b>	<b>Will there be an Environmental Impact?</b>	<b>Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?</b>
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/negative in nature. This should be considered in further detail at stage 2 assessment. Impacts on landscape and biodiversity are not anticipated. Screened out at Stage 1 assessment.	Yes. There are likely to be significant environmental impacts on certain 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 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	There are likely to be significant environmental impacts on the historic environment are anticipated for this site, given the sites proximity to a number of listed buildings.	Yes. There are likely to be significant environmental impacts listed buildings. This should be considered in more detail at Stage 2 assessment.

	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.

**CN-H3: Dalgleisgh Avenue, Cumnock**

Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Impacts on landscape and biodiversity are not anticipated.	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 negative in nature. Impacts on the water environment are not anticipated. However, this should be investigated further 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	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.

**CN-H4: Ryderston Drive, Cumnock**

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 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 climatic. This should be considered in more detail at Stage 2 assessment. However, environmental impacts are not anticipated for landscape and biodiversity, flora and fauna.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil, air quality (due to the proliferation of private car use and potential pollution). There is a presumption that impacts will be negative in nature. However, impacts on the water environment are not anticipated.	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, 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)**

AL-B1(S): Cumnock Business Park, Cumnock		
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 Cumnock, 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 adjacent to Glaisnock 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	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.

AL-B2(S): Ayr Road, Cumnock		
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 Cumnock, 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. 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 bordered to the north by the Lugar Water and is subject to low-high flood risk. The site is also contained within an area of contaminated land. However, the site is to	No. As outlined above.

	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.	
Historic Environment	The site is not in close proximity to any important historic and cultural assets. The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the historic environment.	No. As the site is to be 'safeguarded' as business and industry, it is unlikely to have additional impacts on the historic environment.
Social Environment	The site is to be 'safeguarded' for its current business and industry use, which is already in place, as such it is unlikely to have any additional significant environmental impacts on the social environment.	No. As outlined above.

**MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)**

<b>CN-M1: Caponacre, Cumnock</b>		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are likely to be environmental impacts as result of developing on this site in terms of climatic factors. There is a presumption that these impacts will be negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape and biodiversity are not anticipated, although these should be considered at Stage 2,	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 positive/negative or negative in nature. This should be considered in more 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.

<b>CN-M2: Glaisnock Glen, Cumnock</b>		
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 in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape are not anticipated. Screened out at Stage 1.	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 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, 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.

### AYRSHIRE GROWTH DEAL SITE(S)

#### CN-A1: CoRE, Cumnock

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 positive/negative or negative in nature. This should be considered in further detail at stage 2 assessment. Significant impacts on landscape are not anticipated.	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 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, 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 either positive or 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.

**WASTE MANAGEMENT FACILITY SITE(S)**

<b>CN-W1: Caponacre HWRC Industrial Estate, Cumnock</b>		
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 next to the settlement boundary and falls within CSGN acid grassland and woodland networks and is close to ancient woodlands, therefore impacts on landscape and biodiversity are likely. Due to the nature of the development, impacts on climatic factors are expected.	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 and water. There is a presumption that impacts will be 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 resources. 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.

**Stage 2 Assessments – Site Proforma Assessment Tables**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Reference</b>	<b>CN-H1</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Auchinleck Road
<b>Description</b>	The site is to the north-west of Cumnock. The site is contained within the settlement boundary of Cumnock and defines its north-western edge. The site is brownfield in nature. The site is located on across both sides of the B7083 (Auchinleck Road) which intersects the site. The site is partially contained within Dumfries House Inventory Garden and Designed Landscape. The site has a planning history relating to a proposed residential use.
<b>OS Grid Ref</b>	NS5520NE
<b>Existing Use</b>	Brownfield/Greenfield (Previous LDP1 allocation)
<b>Proposed Use</b>	Housing / Residential
<b>Site Size</b>	19.68 ha
<b>Site Capacity</b>	40 units (Indicative – Masterplan required given scale of site)
<b>Planning History</b>	06/0584/AD – Approved with conditions; 01/0316/TP – Approved with conditions; 14/0252/PP - Approved with conditions; 14/0207/PP - Approved with conditions; 12/0614/PP - Approved with conditions; 14/0357/PP - Approved with conditions; 09/0478/OL - Approved with conditions; 12/0090/PP - Approved with conditions; 13/0152/PP – Withdrawn.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Esri: Ayrshire Council. 18022406.

Impacts on Environmental Receptors		
Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Negative</b>	The site is located to the north-west of Cumnock. The site is classified as “Agricultural Lowland” (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. This is a prominent site within Cumnock, which represents the north-western settlement edge and is ordered by open space.. As a result, there is potential for the development of this site to have significant landscape implications, subject to appropriate mitigation..
	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>
	<b>Negative</b>	The site forms part of Central Scotland Green Networks (CSGN) woodland network (high dispersal; non-core), woodland hotspot and acid grassland network (high dispersal; non-core). The site is partially contains ancient woodland to its north-western extents, further ancient woodland also borders the site. There is potential for the development of this site to have significant negative impacts on biodiversity. However, it is recognised that a portion of this site is brownfield in nature and as such, likely does not have significant biodiversity value. However, as a precaution, impacts are considered to be negative on biodiversity, flora and fauna subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire’s resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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. The site is not subject to a surface water or fluvial flood risk. As such, it is unlikely to any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>

		<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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 also partially contains an area of locally important good quality prime quality agricultural land, the loss of which would be negative. 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.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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 a public transport hub and sits adjacent to an existing SPT bus network, this is likely to be significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	The site is not subject to fluvial flood risk, however, the site is in close proximity to the Lugar Water (bordering the site to the south-west). The site is subject to marginal areas of surface water flood risk (low to medium; present day and climate change). It is not anticipated that the presence of these small areas will have significant impacts – appropriate layout, design, use of materials and integration of natural flood management techniques would mediate potential impacts. As such, no impacts are anticipated in terms of the water environment.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

		<ul style="list-style-type: none"> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Negative</b>	The site is contained within Dumfries House Inventory Garden and Designed Landscape. It's development could have significant negative impacts on the landscape setting of this national designation. The site is not located in close proximity to historic assets such as listed buildings, conservation areas or scheduled monuments. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage. In overall terms, impacts are considered to be negative, subject to appropriate mitigation.
<b>Mitigating Impacts on the Historic Environment</b>		<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.</li> </ul>
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>
	<b>Positive/Negative</b>	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>
	<b>Positive/Negative</b>	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>

	<b>Positive/Negative</b>	Development of this site will result in increased amenity and recreational open space provision within the settlement of Cumnock. 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. However, contrary to the SEA objectives, the development of the site could lead to the fragmentation and further loss of CSGN habitats, having negative impacts on material assets. Overall, development of the site is likely to have significant positive and environmental impacts.
--	--------------------------	---

<b>Mitigating Impacts on the Social Environment</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> <li>• Where possible CSGN should be enhanced, with further loss and fragmentation avoided through appropriate design and layout.</li> </ul>
---	---

**Services, Infrastructure Capacity, Deliverability and Sustainability Constraints**

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	Marginal areas of surface water flood risk (low to medium; present day and climate change)				
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.					
<b>Consultee Comments</b>						

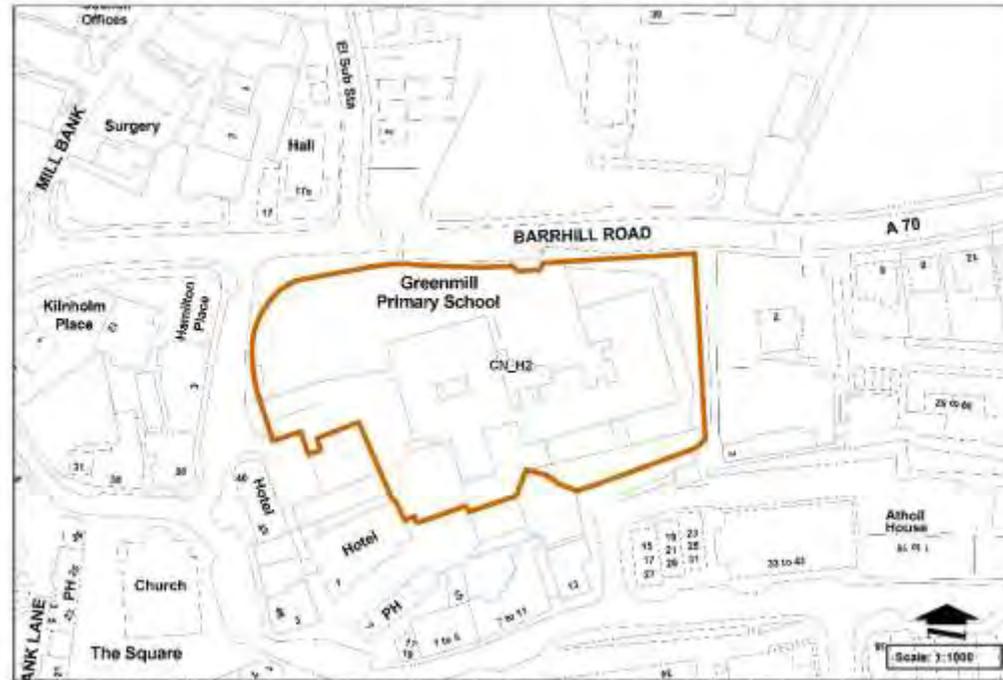
**Short, Medium or Long Term and Cumulative Impacts**

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.

In isolation, there is potential for the development of this site to have significant negative landscape implications. However, cumulatively with other housing development opportunity sites in close proximity, landscape character implications could be significantly detrimental.

## Strategic Environmental Assessment (SEA) Pro Forma

<b>Site Reference</b>	<b>CN-H2</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Barrhill Road
<b>Description</b>	<p>The site is located within the centre of Cumnock and is located off of Barrhill Road.</p> <p>The site was formerly Greenmill Primary School.</p>
<b>OS Grid Ref</b>	NS5620SE
<b>Existing Use</b>	Vacant Greenmill Primary School
<b>Proposed Use</b>	Residential
<b>Site Size</b>	0.7 ha
<b>Site Capacity</b>	27 units (Indicative)



<b>Planning History</b>	98/0174/CA – Demolition of Sandstone Wall – Approved with Conditions;
-------------------------	---

### Impacts on Environmental Receptors

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to any landscape related constraints. The site is urban in nature and has previously been developed. As such, impacts on landscape are not anticipated.
	<b>Biodiversity, Flora &amp; Fauna</b>	<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>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to any biodiversity related constraints. The site is urban in nature and has previously been developed. As such, impacts on biodiversity, flora and fauna are not anticipated.

	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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 centrally located and is within walking distance of a public transport hub and is within walking distance of an existing SPT bus network, this is likely to be significant positive impacts. The site is not subject to a surface water or fluvial flood risk. As such, it is unlikely to have any significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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 centrally located and is within walking distance of a public transport hub and is within walking distance of an existing SPT bus network, this is likely to be significant positive impacts. Overall, development of the site is likely to have significant positive and negative impacts.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to surface or fluvial flood risk. As such, no impacts are anticipated in terms of the water environment.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>

		<ul style="list-style-type: none"> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Negative</b>	The site is in relatively close proximity to certain historic assets such as listed buildings. The site is also partially covered by a WoSAS archaeological site to its south-western extent. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
<b>Mitigating Impacts on the Historic Environment</b>		<ul style="list-style-type: none"> <li>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.</li> <li>An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.</li> </ul>
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	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.
<b>Social Environment</b>	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive/Negative</b>	Development of this site will result in increased amenity and recreational open space provision within the settlement of Cumnock. 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 and environmental impacts.
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>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.</li> </ul>

		<ul style="list-style-type: none"> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk.				
<b>Access</b>	No significant access issues.					
<b>Consultee Comments</b>	SEPA: No flood risk apparent.					
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
<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> <p>In isolation, there is potential for the development of this site to have significant air quality implications. However, there are not likely to have landscape implications.</p>						

## Strategic Environmental Assessment (SEA) Pro Forma

<b>Site Reference</b>	<b>CN-H3</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Dalglish Avenue
<b>Description</b>	<p>The site is located to the east of Cumnock. The site is accessible off of Dalglish Avenue.</p> <p>The site was formerly Barshare Primary School.</p> <p>The site was not allocated within the previous EALDP (2017).</p>
<b>OS Grid Ref</b>	NS5720SE
<b>Existing Use</b>	Barshare Primary School
<b>Proposed Use</b>	Residential
<b>Site Size</b>	3.0 ha
<b>Site Capacity</b>	55 units (Indicative)



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationary Office (s) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 10023488

<b>Planning History</b>	<b>20/0594/DN</b> – Prior Notification for Demolition of buildings – Withdrawn; <b>21/0002/EIASCR</b> – Screening request for proposed demolition – EIA not required; <b>22/0002/PREAPP</b> – Development of 55 houses comprising a mix of WCHR, Older/Ambulant and standard housing with associated communal landscaping and parking – Approved with Conditions
-------------------------	--

### Impacts on Environmental Receptors

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is not subject to any landscape related constraints. The site was previously been developed. As such, significant impacts on landscape are not anticipated. Impacts likely to be neutral.
	<b>Biodiversity, Flora &amp; Fauna</b>	<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>
	<b>Neutral</b>	Although the site is located along the edge of the settlement boundary, it is not subject to any biodiversity related constraints, nor is it found within CSGN networks or hotspots. The site was perviously utilised as

		Barshare Primary School. In overall terms, no significant impacts are anticipated. Impacts likely to be neutral.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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, the site is within walking distance of an existing SPT bus network, this is likely to be significant positive impacts. The site is subject to areas of low to medium surface water flood risk (present day). However, it is unlikely the the development of the site will have any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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, the site is within walking distance of an existing SPT bus network, this is likely to be significant positive impacts.. Overall, development of the site is likely to have significant positive and negative impacts.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Positive / Negative</b>	The site is subject to areas of low to medium surface water flood risk (present day). However, it is unlikely that the development of the site will have any have significant climate resilience implications if mitigated through design. As a precaution, impacts on the water environment are considered to be significant positive/negative
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>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.</li> </ul>

		<ul style="list-style-type: none"> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>In accordance with the requirements of Policy CR1: Flood Risk Management, any subsequent proposals will need to adequately and appropriately address flood risk. Suitable mitigation must be integrated into the development design to protect against surface water runoff from the neighbouring farmland.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to any historic environment constraints. As such, impacts on cultural heritage are not anticipated. Screened out at Stage 1 assessment.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No mitigation required.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	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.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive/Negative</b>	The site currently contains a large area of 'Safeguarded Open Space' as identified within the EALDP (2017), the loss of which would have a significant negative impact on material assets. Development of this site will result in increased amenity and recreational open space provision within the settlement of Cumnock. 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 and environmental impacts.

<p><b>Mitigating Impacts on the Social Environment</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>					
<p><b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b></p>						
<p><b>Soil</b></p>	<p>Coal Authority Risk Assessment</p>	<p>Low Risk</p>	<p>Vacant and Derelict Land</p>	<p>No</p>	<p>Contaminated Land</p>	<p>No</p>
<p><b>Water</b></p>	<p>SEPA Flood Risk</p>	<p>Small areas of low-high surface water flood risk.</p>				
<p><b>Access</b></p>	<p>No significant access issues.</p>					
<p><b>Consultee Comments</b></p>	<p><u>SEPA</u>: The site lies in a bowl, surrounded by sloping grass land. Heavy rainfall will collect in the site (0.3m-1.0m depth). The FRMA will need to satisfy itself that any proposed development has suitable mitigation in place to protect against surface water runoff from the neighbouring farmland.</p>					
<p><b>Short, Medium or Long Term and Cumulative Impacts</b></p>						
<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>						
<p>In isolation, there is potential for the development of this site to have significant air quality implications. However, there are not likely to have landscape implications.</p>						

## Strategic Environmental Assessment (SEA) Pro Forma

<b>Site Reference</b>	<b>CN-H4</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Ryderston Drive
<b>Description</b>	<p>The site is located centrally within the settlement boundary of Cumnock. The site is accessible from Lamont Crescent and Ryderston Drive. The site is located adjacent to Netherthird Community Centre.</p> <p>The site was a previous housing development opportunity site as identified within the former East Ayrshire Local Development Plan (2017).</p>
<b>OS Grid Ref</b>	NS5718NE
<b>Existing Use</b>	Vacant land
<b>Proposed Use</b>	Housing / Residential
<b>Site Size</b>	0.3 ha
<b>Site Capacity</b>	9 units (Indicative)
<b>Planning History</b>	<p>10/0848/PP – Proposed erection of four two-storey dwellings – Withdrawn;</p> <p>07/0235/FL – Proposed development of 13 houses – Approved with conditions;</p> <p>05/004/FL – Proposed change of use to public house - Withdrawn</p>



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (© Crown copyright).  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 166023493.

### Impacts on Environmental Receptors

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is contained within the settlement boundary of Cumnock and as such it is unlikely to have any significant impacts on landscape character or geology.
	<b>Biodiversity, Flora &amp; Fauna</b>	<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>

	<b>Screened out at Stage 1 Assessment</b>	The site is contained within the settlement boundary of Cumnock and as such it is unlikely to have any significant impacts on biodiversity, flora or fauna.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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. The site is not subject to a surface water or fluvial flood risk. As such, it is unlikely to any have significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. The 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. Overall, development of the site is likely to have significant positive and negative impacts.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to surface or fluvial flood risk. As such, no impacts are anticipated in terms of the water environment.

<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	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.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	<b>Positive</b>	Development of this site will result in increased amenity and recreational open space provision within the settlement of Cumnock. 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.

<b>Mitigating Impacts on the Social Environment</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>
---	---

**Services, Infrastructure Capacity, Deliverability and Sustainability Constraints**

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk.				
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.					
<b>Consultee Comments</b>						

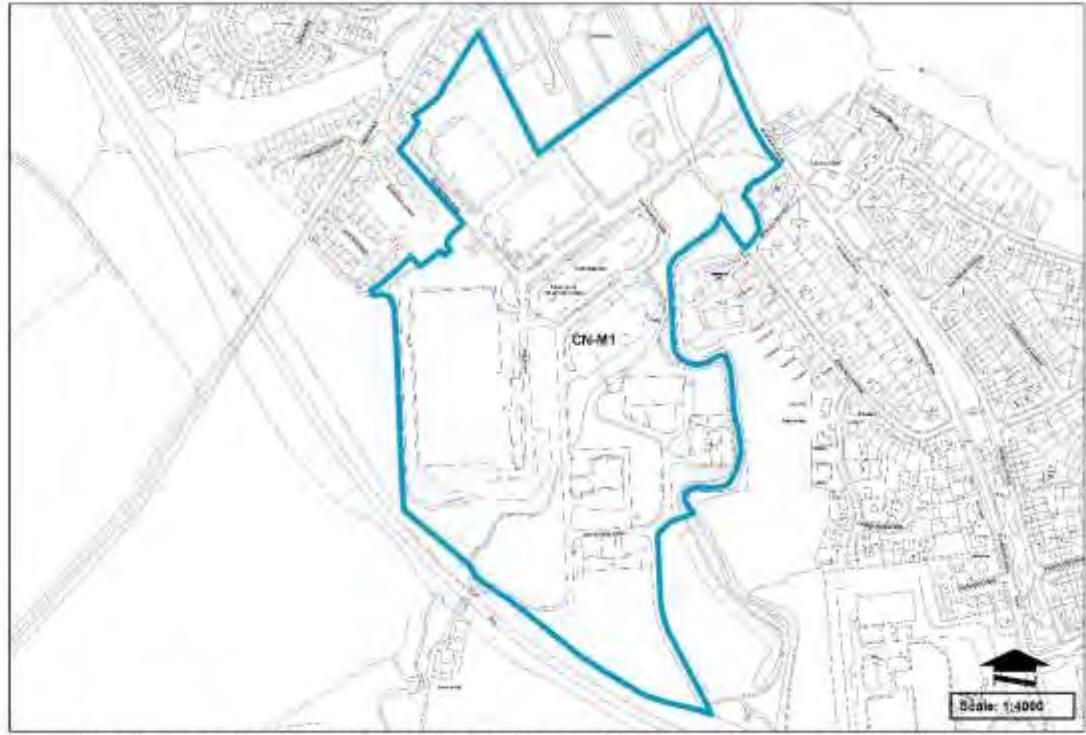
**Short, Medium or Long Term and Cumulative Impacts**

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.

**MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Reference</b>	<b>CN-M1</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Caponacre
<b>Description</b>	<p>The site is to located along the south-western edge of the settlement of Cumnock. It is contained within the settlement boundary.</p> <p>The site is bounded to the south by the A76. The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site and this allocation continues in the LDP2. The site is partially built up and contains business and industrial uses.</p>
<b>OS Grid Ref</b>	NS5781NW
<b>Existing Use</b>	Mix of uses in accordance with former site allocation in LDP1 (predominantly business and industry)
<b>Proposed Use</b>	Miscellaneous
<b>Site Size</b>	18.5 ha
<b>Site Capacity</b>	N/A
<b>Planning History</b>	10/0242/PP – Approved with Conditions; 10/0548/PPP – Refused; 10/0589/PP – Approved with Conditions 11/0243/PP – Withdrawn; 11/0623/PP – Approved; 12/0745/PP – Approved with Conditions; 13/0350/PP – Approved with Conditions; 13/0415/AD – Approved; 15/0009/PREAPP – Withdrawn; 16/0016/EIASCRC – EIA not required; 17/0006EIASCRC – EIA not required; 17/06590/PP – Approved with Conditions; 17/0672/PP – Approved with Conditions; 19/0243/PP – Approved with Conditions; 19/0996/PP – Approved with Conditions; 20/0551/PP – Approved; 21/0029/PP – Approved.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

<b>Impacts on Environmental Receptors</b>		
<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located within the settlement boundary of Cumnock. The site is found within NatureScot's Landscape Character Assessment: "Agricultural Lowlands (66)". Key characteristics of this classification include predominantly pastoral cover, large towns and villages with historic cores, major road corridors and varying landscapes ranging from rural, to fragmented to urban fringe. The site has capacity for further development, however, a large portion of the site has already been developed for business and industrial use, reducing the potentially negative impacts that any subsequent development would have on the existing landscape character of the site. Due to location, scale and capacity, it is unlikely to have significant environmental impacts on landscape alone. However, there is potential for the development of the site to have cumulative impacts.
	<b>Biodiversity, Flora &amp; Fauna</b>	<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>
	<b>Neutral</b>	The site also forms part of the CSGN's woodland network (moderate dispersal; high dispersal; non-core) and acid grassland network (high dispersal). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. However, the site is contained within the settlement boundary of Cumnock and is partially built out in terms of its proposed use. In overall terms, impacts on biodiversity, flora and fauna are considered to be neutral.
<b>Natural Features</b>	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the employment 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 also in close proximity to a core path network, if utilised this would have a significant positive impact on climatic factors. In terms of climate resilience, the site is subject to low-high surface water flood risk. 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.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• Development of the site should try to ensure that as many of the trees as possible are kept.</li> <li>• 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.</li> </ul>

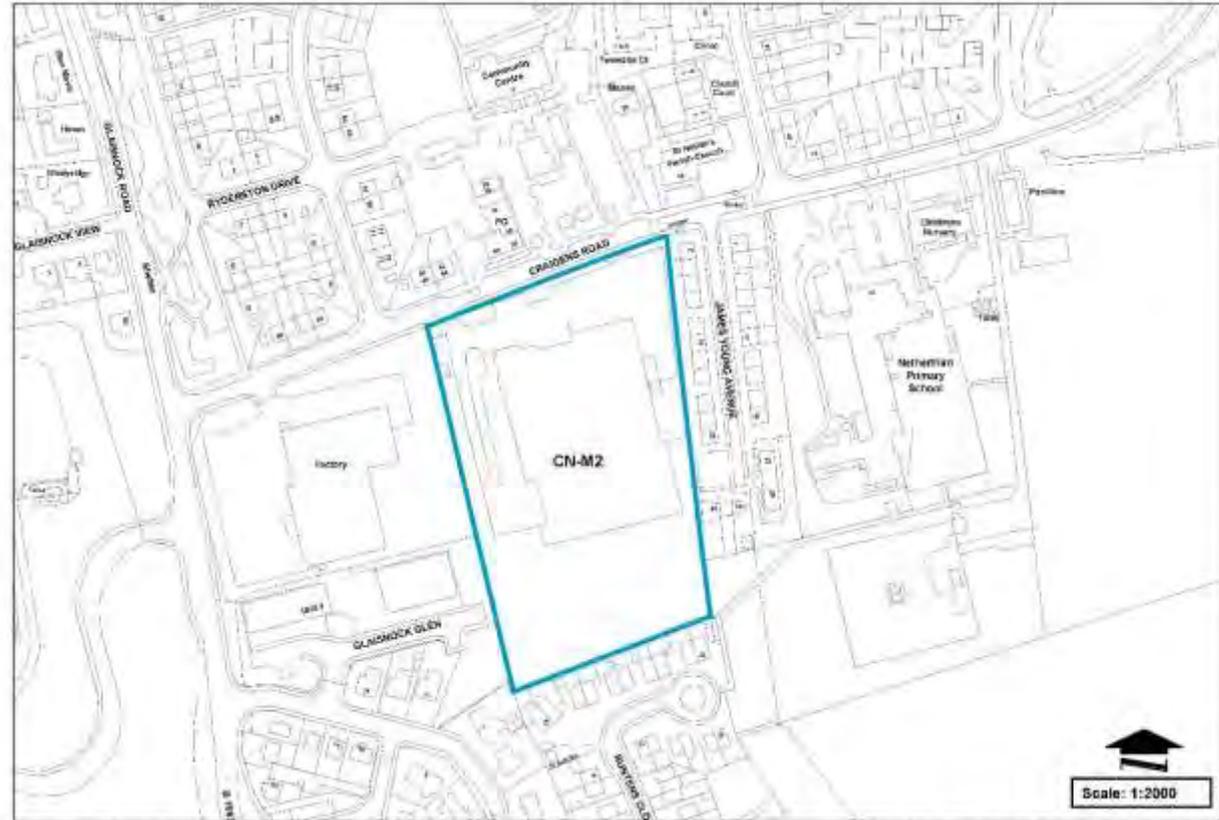
	<ul style="list-style-type: none"> <li>The developer will be required to investigate the flooding issues further and contact with SEPA at an early stage is required to formulate any flood mitigation measures that may be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown.</li> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>	
<p><b>Natural Resources</b></p>	<p><b>Soil</b></p>	<p><i>To protect and improve soil and land resources.</i></p>
	<p><b>Positive / Negative</b></p>	<p>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 contains a significant area of contaminated land. The development of which could result in the removal and/or treatment of contaminated land, which would have significant positive environmental impacts on soil quality. In overall terms, impacts on soil are likely to be significant positive and negative in nature.</p>
	<p><b>Air</b></p>	<p><i>To prevent deterioration, and where possible, enhance air quality.</i></p>
	<p><b>Positive / Negative</b></p>	<p>Development of the site is likely to have negative impacts on air quality through the proliferation of private car use and/or hauling transportation, which will in turn increase greenhouse gas emissions, as a result of increasing the employment 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 also in close proximity to a core path network, if utilised this would have a significant positive impact on climatic factors. A core path intersects the site. This should be retained.</p>
<p><b>Water</b></p>	<p><i>To manage flood risk and safeguard the environment from degradation.</i></p>	
<p><b>Negative</b></p>	<p>The site is subject to low-high surface water flood risk and low-medium fluvial flood risk associated with proximity to the Glaisnock Water. 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, subject to appropriate mitigation.</p>	
<p><b>Mitigating Impacts on Natural Resources</b></p>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	

		<ul style="list-style-type: none"> <li>Existing core paths/rights of way which intersect the site should be retained.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> <li>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.</li> <li>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.</li> <li>Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	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.

	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	<b>Positive/Negative</b>	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. However, contrary to the SEA objectives, the development of the site could lead to the fragmentation and further loss of CSGN habitats, having negative impacts on material assets. Overall, development of the site is likely to have significant positive and environmental impacts.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
<b>Water</b>	SEPA Flood Risk	Low-high surface water flood risk; Low-medium fluvial flood risk				
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.					
<b>Consultee Comments</b>						
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
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.						

## Strategic Environmental Assessment (SEA) Pro Forma

<b>Site Reference</b>	<b>CN-M2</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Glaisnock Glen
<b>Description</b>	<p>The site is located on the southern end of the Cumnock settlement.</p> <p>The site was allocated in the previous East Ayrshire Local Development Plan (2017) as a Mixed Use opportunity site and this allocation continues in the LDP2.</p>
<b>OS Grid Ref</b>	NS577186
<b>Existing Use</b>	Vacant and cleared site formerly the location of JH Yates & Sons Depot.
<b>Proposed Use</b>	Miscellaneous
<b>Site Size</b>	3.6 ha
<b>Site Capacity</b>	N/A



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 101023495.

**Planning History** 16/0044/PP – Approved with Conditions; 15/0246/PP – Withdrawn; 13/0574/PP – Approved with Conditions; 12/0363/PP – Refused; 13/0040/PP – Approved with Conditions; 10/0498/PP – Approved with Conditions.

### Impacts on Environmental Receptors

Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
-----------	--

<b>Natural Features</b>	<b>Screened out at Stage 1 Assessment</b>	The site is fully enclosed by developed land within the urban area, within the Kilmarnock settlement boundary. It is not likely to have any significant landscape character implications. This has therefore been screened out at Stage 1 Assessment.
	<b>Biodiversity, Flora &amp; Fauna</b>	<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>
	<b>Negative</b>	The site is long-established as brownfield site, having been previously storage buildings and yards, and it is located within the settlement boundary fully enclosed by developed land. The southern part of the site is found within the CSGN noncore acid grassland network (high dispersal). Its development could result in the further loss and fragmentation of this network which would have significant negative impacts on biodiversity, flora and fauna. As a precaution, impacts on Biodiversity, flora and fauna are considered to be significant negative, subject to appropriate mitigation.
	<b>Climatic Factors</b>	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	The site is located adjacent to an existing bus route and associated bus stops, as well as a cycle route. This will have significant positive impacts on air quality by encouraging the use of public transport and active travel. The area is also integrated in the vicinity of residential areas which may further encourage active travel. However, the development of the site for its proposed miscellaneous use is likely to proliferate private car use and potentially goods vehicle movements, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions. In terms of climate resilience, the site is subject to low-high surface water flood risk. However, it is considered that this could be alleviated through appropriate design, layout and materials. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>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.</li> <li>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Natural Resources</b>	<b>Soil</b>	<i>To protect and improve soil and land resources.</i>
	<b>Positive/Negative</b>	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 contains contaminated land. The development of this site could result in the removal and or treatment of contaminated land which would have a positive impact on soil quality. The site is on the Vacant and Derelict Land register with the reference 6133. The site is not located in close proximity to any other significant soil related constraints. In overall terms, impacts are considered to be significant positive and negative.
	<b>Air</b>	<i>To prevent deterioration, and where possible, enhance air quality.</i>

	<b>Positive / Negative</b>	The site is located adjacent to an existing bus route and associated bus stops. This will have significant positive impacts on air quality by encouraging the use of public transport. However, the development of the site for its proposed miscellaneous use is likely to proliferate private car use and potentially goods vehicle movements, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Neutral</b>	The site is not subject to fluvial flood risk. The site only contains a small pocket of low surface flood risk, but as the extents of this hazard are very limited in area, no significant impacts are anticipated in terms of the water environment.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	Development on a site which is likely to have been undermined could potentially have significant negative impacts on human health unless the ground is suitable to take development of this size. The site is located adjacent to an existing bus route and associated bus stops. This will have significant positive impacts on air quality by encouraging the use of public transport. However, given the proposed miscellaneous nature of the site allocation, its development could exacerbate private car use through increased population, as well as the potential movement of business vehicles, in turn detrimentally impacting on GHG emissions and air quality, having a negative environmental impact on human health. In overall terms, environmental impacts on human health are likely to be both significant positive and negative in nature.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>

	<b>Positive</b>	The site is well integrated in the settlement of Cumnock and adjoining residential areas. By providing a new area for development of new housing or employment opportunities, the site is likely to have environmental impacts in relation to population. It is also close to public transport links and will potentially remove contaminated land with corresponding positive environmental impacts on material assets and health. It is unlikely that the site will have significant impacts in this regard due to the size of the site.			
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>			
	<b>Positive/Negative</b>	Development of the site will proliferate private car use and potentially goods vehicle movements, which will have a detrimental impact in air quality and GHG emission targets. However, the development will be required to integrate with existing public and active travel networks, having significant positive impacts. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.			
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes.</li> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>			
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>					
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Yes	Contaminated Land Yes
<b>Water</b>	SEPA Flood Risk	Surface water flooding			
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.				
<b>Consultee Comments</b>					
<b>Short, Medium or Long Term and Cumulative Impacts</b>					
<p>In the short to medium term, there are likely to be significant positive/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> <p>The development of this site is unlikely to have cumulative impacts given its location and its scale/capacity.</p>					

**AYRSHIRE GROWTH DEAL SITE(S)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Reference</b>	<b>CN-A1</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	CoRE
<b>Description</b>	<p>The site is to the north-west of Cumnock. The site is contained within the settlement boundary of Cumnock.</p> <p>The site is brownfield in nature and is located off of Auhcinleck Road, Cumnock.</p>
<b>OS Grid Ref</b>	NS5620SE
<b>Proposed Use</b>	Ayrshire Growth Deal
<b>Site Size</b>	2.0 ha
<b>Site Capacity</b>	N/A



<b>Planning History</b>	<p><b>22/0128/PP</b> – New build, part single, part double storey low-energy research development comprising of research labs, external research + innovation yard; offices, community hub, café, demonstration/exhibition space and parking – Approved with Conditions; <b>21/0012/EIASC</b>R – Screening request for CoRE centre of excellence building – EIA not required; <b>16/0015/EIASC</b>R – New learning and enterprise campus – EIA not required; <b>16/0027/EIASC</b>R – EIA not required; <b>16/0007/PREAPP</b> – Scope Agreed; etc.</p>
-------------------------	---

**Impacts on Environmental Receptors**

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located to the north-west of Cumnock and is contained within the settlement boundary. Its development is unlikely to have any significant landscape implications. 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>
	<b>Negative</b>	Although contained within the settlement boundary, the site forms part of Central Scotland Green Networks (CSGN) woodland network (high dispersal; non-core), woodland hotspot (rank 16). There is potential for the development of this site to have significant negative impacts on biodiversity. However, it is recognised that a portion of this was previously developed and as such, likely does not have significant biodiversity value. However, as a precaution, impacts are considered to be negative on biodiversity, flora and fauna subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. 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 to be used for CoRE, a low energy research development, as such, the building is unlikely to have significant negative impacts on climatic factors as it is a centre for excellence. The site is not subject to a surface water or fluvial flood risk. As such, it is unlikely to have any significant climate resilience implications. In overall terms, impacts are considered to be significant positive/negative in nature.
<b>Mitigating Impacts on Natural Features</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	<b>Negative</b>	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>
	<b>Positive / Negative</b>	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area. 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 to be used for CoRE, a low energy research development, as such, the building is unlikely to have significant negative impacts on climatic factors as it is a centre for excellence. Overall, development of the site is likely to have significant positive and negative impacts.
	<b>Water</b>	<i>To manage flood risk and safeguard the environment from degradation.</i>
	<b>Screened out at Stage 1 Assessment</b>	The site is not subject to surface or fluvial flood risk. As such, no impacts are anticipated in terms of the water environment.
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No significant impacts are anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive</b>	The site is to be a centre for excellence as part of the Ayrshire Growth Deal and will be a low-energy building, as such, this is likely to have positive impacts. 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.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive</b>	The site is to be a centre for excellence as part of the Ayrshire Growth Deal and will be a low-energy building, as such, this is likely to have positive impacts. 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.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>

	<b>Positive/Negative</b>	Development of this site will result in increased amenity and recreational open space provision within the settlement of Cumnock. 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. However, contrary to the SEA objectives, the development of the site could lead to the fragmentation and further loss of CSGN habitats, having negative impacts on material assets. Overall, development of the site is likely to have significant positive and environmental impacts.
--	--------------------------	---

<b>Mitigating Impacts on the Social Environment</b>	<ul style="list-style-type: none"> <li>• The development should 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.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> <li>• Where possible CSGN should be enhanced, with further loss and fragmentation avoided through appropriate design and layout.</li> </ul>
---	---

**Services, Infrastructure Capacity, Deliverability and Sustainability Constraints**

<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
<b>Water</b>	SEPA Flood Risk	No flood risk.				
<b>Access</b>	The site is accessible with opportunities to link the site with existing networks and routes.					
<b>Consultee Comments</b>						

**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.

In isolation, there is potential for the development of this site to have significant positive implications in terms of human health and material assets. The development of this site is unlikely to have cumulative impacts on environmental receptors, given that it will be a low-energy building contributing to the objectives of the Ayrshire Growth Deal.

**WASTE MANAGEMENT FACILITY SITE(S)**

**Strategic Environmental Assessment (SEA) Pro Forma**

<b>Site Reference</b>	<b>CN-W1</b>
<b>Settlement</b>	Cumnock
<b>Address</b>	Caponacre Industrial Estate
<b>Description</b>	The site is located within the settlement boundary of Cumnock. The land was allocated in the previous East Ayrshire Local Development Plan 2017 for miscellaneous uses.
<b>OS Grid Ref</b>	NS572186
<b>Existing Use</b>	Greenfield
<b>Proposed Use</b>	Waste management (Household Waste Recycling Centre and bulking facility)
<b>Site Size</b>	1.5 ha
<b>Site Capacity</b>	N/A
<b>Planning History</b>	17/0006/EIASCR – EIA not required; 19/0243/PP – Approved with Conditions.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationary Office (© Crown copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023439.

**Impacts on Environmental Receptors**

<b>Natural Features</b>	<b>Landscape</b>	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	<b>Neutral</b>	The site is located to the south of Cumnock, on a field within the settlement boundary. The site is classified as "Agricultural Lowland" (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict

		with the rural character and presence of heavy traffic. The site is bounded by trees to the north, east and south, which offer natural screening from nearby properties and from the A76. Being near the settlement's edge, there is potential for impacts on landscape, but given the amount of screening provided and the site's enclosed position within the settlement and within the surrounding industrial estate, any potential impacts on landscape 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 settlement boundary of Cumnock. The site is found within the CSGN noncore acid grassland network (high and moderate dispersal) and the noncore woodland network (high dispersal). The site is also in close proximity to an area of ancient woodlands, Glaisnock Glen. There is potential for the development of this site for waste management uses to result in the further loss and fragmentation of these networks which would have significant negative impacts on biodiversity, flora and fauna. As a precaution, impacts on Biodiversity, flora and fauna are considered to be significant 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>
	Negative	Operation of this site as a waste management facility is likely to require heavy hauling vehicles which would have a negative impact on air quality through emission of GHG. Development of this site would likely result in the proliferation of private modes of transport, including private cars. The site is within walking distance of existing public transport connections (SPT bus route and associated bus stops), if utilised this would offset this impact to some degree. This would have significant negative impacts on air quality by increasing emissions of GHG. In overall terms, impacts on air quality are likely to be significant negative.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> <li>Any potential negative impacts on landscape could be reduced through appropriate planting around the site to screen the development.</li> <li>It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes.</li> <li>Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>
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 Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site contains contaminated land. The

		development of this site could result in the removal and or treatment of contaminated land which would have a positive impact on soil quality. Development of the site for waste management purposes could also result in contamination of the ground which would have detrimental impacts on soil. The site is also contained in employment land. In overall terms, impacts are considered to be significant positive and negative.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Negative	Operation of this site as a waste management facility is likely to require heavy hauling vehicles which would have a negative impact on air quality through emission of air pollutants. Development of this site would likely result in the proliferation of private modes of transport, including private cars. The site is within walking distance of existing public transport connections (SPT bus route and associated bus stops), if utilised this would offset this impact to some degree. This would have significant negative impacts on air quality by increasing emissions of air pollutants. In overall terms, impacts on air quality are likely to be significant negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
Negative	The opportunity part of the site is subject to a small area of low-medium fluvial flood risk. However, this is not considered to be significant enough to have detrimental climate resilience implications. This could be mediated through appropriate design, layout and materials. As a precaution, impacts are deemed to be negative, although it is considered that any negative impacts could be alleviated through appropriate design, layout and materials.	
<b>Mitigating Impacts on Natural Resources</b>		<ul style="list-style-type: none"> <li>• The PLDP contains a robust policy framework which protects East Ayrshire’s soils and promotes the treatment and removal of contaminated land.</li> <li>• 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 for the future development of this site.</li> <li>• 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.</li> <li>• 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.</li> </ul>

		<ul style="list-style-type: none"> <li>• 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.</li> <li>• Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</li> </ul>
<b>Historic Environment</b>	<b>Cultural Heritage</b>	<i>Protect and enhance the historic built and natural environment.</i>
	<b>Screened out at Stage 1 Assessment</b>	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.
<b>Mitigating Impacts on the Historic Environment</b>		N/A. No impacts anticipated on the historic environment.
<b>Social Environment</b>	<b>Human Health</b>	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	<b>Positive/Negative</b>	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car use through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on health. In overall terms, impacts on human health are likely to be both positive and negative.
	<b>Population</b>	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	<b>Positive/Negative</b>	The site is in close proximity to existing active travel networks and core path network, as such there is opportunity to expand and utilise these networks, having positive impacts. There is opportunity to improve and enhance these networks, which would contribute positively to active travel and in turn human health. The site is within walking distance of existing public transport networks (SPT bus route and associated bus stops), if utilised this is likely to have significant positive impacts on air quality and in turn human health. However, the development may exacerbate private car use through an increased population, in turn detrimentally impacts on GHG emissions and air quality, having negative environmental impacts on population. Where development would result in an increased employment offer, this is likely to result in positive impacts on population. In overall terms, impacts on population are likely to be both positive and negative.
	<b>Material Assets</b>	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>

	<b>Positive/Negative</b>	Development of the site for household recycling facilities is likely to result in more waste being recycled, which would have a significantly positive impact on material assets. The development of this site, as outlined above, could have negative impacts on infrastructure capacity through the proliferation of private car use and the use of heavy hauling vehicles, which would have a detrimental impact on air quality and GHG emissions targets. However, this development has capacity to integrate with existing public and active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) around the settlement of, potentially increasing the overall connectivity of place. The site is not subject to flood risk (as outlined above) and therefore has no climate resilience implications in terms of flood risk. In overall terms, impacts on material assets are likely to be significant positive and negative in nature.				
<b>Mitigating Impacts on the Social Environment</b>		<ul style="list-style-type: none"> <li>• It should be ensured that there are suitable routes for heavy hauling vehicles operating into and out of the facilities.</li> <li>• It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes.</li> <li>• Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.</li> </ul>				
<b>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</b>						
<b>Soil</b>	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	Yes
<b>Water</b>	SEPA Flood Risk	No significant water issues - Small strip subject to medium risk of fluvial flooding.				
<b>Access</b>						
<b>Consultee Comments</b>						
<b>Short, Medium or Long Term and Cumulative Impacts</b>						
<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, as the amount of waste that goes into the environment is reduced through recycling, and the amount of raw materials that need to be extracted are likewise reduced. The development of this site is unlikely to have significant cumulative impacts given the already urban nature of its context.</p>						



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](mailto:localdevelopmentplans@east-ayrshire.gov.uk)

Designed and produced by East Ayrshire Council Design Section ©2024