



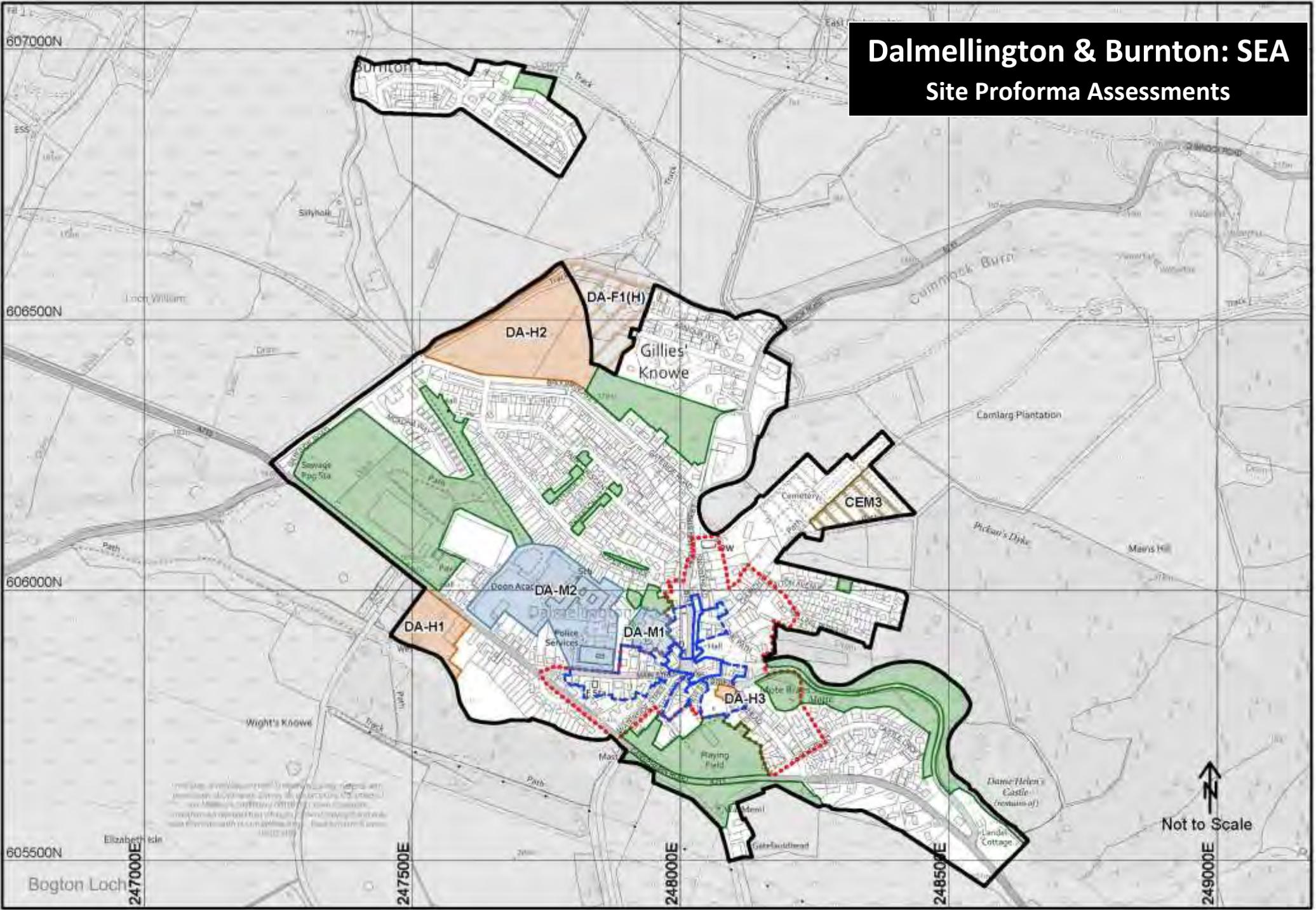
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Dalmellington & Burnton: SEA Site Proforma Assessments



List of Local Development Plan 2 Sites – Dalmellington & Burnton

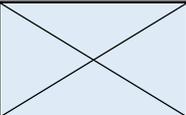
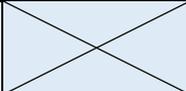
Local Development Plan 2 sites			
DALMELLINGTON			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
DA-H1	Residential	Ayr Road, Dalmellington	076H
DA-H2	Residential	Gateside Road, Dalmellington	276H
DA-H3	Residential	High Street, Dalmellington	078M
DA-F1(H)	Future Growth Site (Residential)	Saw Mill, Dalmellington	224H
DA-M1	Miscellaneous	Croft Street, Dalmellington	077M
DA-M2	Miscellaneous	Doon Academy, Dalmellington	
CEM3	Cemetery Extension	Dalmellington Cemetery, Dalmellington	PROP7

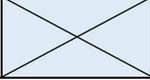
Strategic Environmental Assessment Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
DALMELLINGTON		
RESIDENTIAL		
DA-H1: Ayr Road, Dalmellington	Yes	Yes
DA-H2: Gateside Road, Dalmellington	Yes	Yes
DA-H3: High Street, Dalmellington	Yes	Yes
FUTURE GROWTH (RESIDENTIAL)		
DA-F1(H): Saw Mill, Dalmellington	Yes	Yes
MISCELLANEOUS		
DA-M1: Croft Street, Dalmellington	Yes	Yes
DA-M2: Doon Academy, Dalmellington	Yes	Yes
PROPOSAL – CEMETERY EXTENSION		
CEM3: Dalmellington Cemetery, Dalmellington	Yes	Yes

Stage 2 Assessment Outcomes – Summary Table

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
DA-H1: Ayr Road, Dalmellington	N	N	SP/N	SP/N	SP/N	SN	SN	SP/N	SP	SP/N
DA-H2: Gateside Road, Dalmellington	SN	SN	SP/N	SN	SP/N	SN	SN	SP/N	SP	SP/N
DA-H3: High Street, Dalmellington	N	N	SP/N	SN	SP/N	N	SP/N	SP/N	SP	SP/N
FUTURE GROWTH (RESIDENTIAL)										
DA-F1(H): Saw Mill, Dalmellington	SP	N	SN	SP/N	SN	SP		SP/N		SP/N
MISCELLANEOUS										
DA-M1: Croft Street, Dalmellington			SP/N	SP/N	SP/N	N	SN	SP/N	SP	SP/N
DA-M2: Doon Academy, Dalmellington		N	SP/N	SN	SP/N	SP/N	SN	SP/N	SP	SP/N

PROPOSAL – CEMETERY EXTENSION										
CEM3: Dalmellington	N	SN	N	SN	N		SN	N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

DA-H1: Ayr Road, Dalmellington		
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 climate, as the west and northern boundaries of the site are within an area of flood risk. There are unlikely to be any significant environmental impacts on landscape, geology or biodiversity, flora and fauna.	Yes. The site has a probability of flooding; therefore a stage 2 assessment is required.
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 increase in population and proliferation of private car use) and the water environment. This should be considered in more detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on all natural resource environmental receptors. This should be considered in more detail at Stage 2 assessment.
Historic Environment	The south east of the site is within a WoSAS archaeological trigger location and also within the Craigenjillan garden and designed landscape. There may environmental impacts on these resources as a result of development.	Yes. Development of the site could disturb archeologically resources and also impact on the setting of the garden and designed landscape. Therefore, a stage 2 assessment is required to analyse the impacts in detail.
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.

DA-H2: Gateside Road, Dalmellington		
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 may have significant environmental impacts on landscape due to its size and that it is visible from the approach into Dalmellington from Ayr. There are also likely to be environmental impacts on climate but there are unlikely to be impacts on biodiversity and flora. Impacts on biodiversity, flora and fauna should be assessed and considered in more detail at Stage 2 Assessment.	Yes. As the site sits prominently on the North East edge of Dalmellington and due to its size, there are likely to be significant environmental impacts on landscape. The site also has a probability of flooding from the adjacent Cumnock Burn; therefore a stage 2 assessment is required. There are unlikely to be significant environmental impacts on biodiversity, flora and fauna.
Natural Resources	The site is likely to have environmental impacts on soil and water. Due to the size of the development there could be environmental impacts on air through the proliferation of private car use and the increased residential population. There is a presumption that these impacts will be significant positive and negative and negative in nature.	Yes. Development of the site could have significant impacts on soil and water as there is the potential for contamination within the site. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

Historic Environment	The site is likely to have environmental impacts on the historic environment, most notably listed buildings and archaeological sites. There is a presumption that these impacts will be negative.	Yes. Impacts should be considered in more detail at Stage 2 assessment.
Social Environment	Development of the site could also have environmental impacts on air due to the increase in the number of private cars that are likely to be a result of development of the site. As such, significant environmental impacts are anticipated for the social environment.	Yes. There are likely to be significant environmental impacts on a host of material assets. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

DA-H3: High Street, Dalmellington		
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	Redevelopment of this gap sites is unlikely to have significant environmental impacts on landscape and biodiversity, flora and fauna as it is contained within the settlement boundary of Dalmellington as well as Dalmellington Town Centre. There is potential for the development of the site to have an environmental impact on climate. This should be further considered at Stage 2 assessment.	Yes. The future development of this site may have environmental impacts in terms of climate. This should be further considered at Stage 2. There are unlikely to be significant environmental impacts on landscape and biodiversity, flora and fauna.
Natural Resources	There are likely to be significant environmental impacts on soil, the water environment (due to fluvial flood risk on the site) and air quality due to the increase in the number of private cars that are likely to be a result of development of the site.	Yes. As outlined above, with regards to air quality and soil. Impacts should be further considered at Stage 2.
Historic Environment	The site is found within the Dalmellington Conservation Area. The site is also contained within a WoSAS site and is in close proximity to other historic features and assets. Therefore, there are likely to be environmental impacts on the historic environment. This should be further considered at Stage 2 assessment.	Yes. As outlined above, with regards to conservation areas, listed buildings and archaeological sites/areas. Impacts should be further considered at Stage 2.
Social Environment	There is potential for the development of this site to have environmental impacts on the social environment, due to impacts on air quality and climate resilience.	Yes. There are likely to be significant environmental impacts on a host of material assets. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

FUTURE GROWTH (RESIDENTIAL)

DA-F1(H): Saw Mill, Dalmellington		
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	Redevelopment of this brownfield site at the edge of the settlement boundary is likely to have significant environmental impacts on landscape. Significant	Yes. The future development of this site may have environmental impacts in terms of

	impacts on climatic factors are anticipated, these are presumed to be negative. This should be further considered at Stage 2 assessment.	landscape and climate. This should be further considered at Stage 2.
Natural Resources	There are likely to be significant environmental impacts on soil, the water environment (due to fluvial flood risk on the site) and air quality due to the increase in the number of private cars that are likely to be a result of development of the site.	Yes. As outlined above, with regards to air quality and soil. Impacts should be further considered at Stage 2.
Historic Environment	The site is not found within any historic environment constraints. Therefore, there are unlikely to be environmental impacts on the historic environment.	No. No significant impacts anticipated.
Social Environment	There is potential for the development of this site to have environmental impacts on the social environment. There is a presumption that these impacts will be positive or positive and negative in nature.	Yes. There are likely to be significant environmental impacts on a host of material assets. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

DA-M1: Croft Street, Dalmellington

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	Redevelopment of this gap sites is unlikely to have significant environmental impacts on landscape and biodiversity, flora and fauna as it is contained within the settlement boundary of Dalmellington as well as Dalmellington Town Centre. There is potential for the development of the site to have an environmental impact on climate. This should be further considered at Stage 2 assessment.	Yes. The future development of this site may have environmental impacts in terms of climate. This should be further considered at Stage 2. There are unlikely to be significant environmental impacts on landscape and biodiversity, flora and fauna.
Natural Resources	There are likely to be significant environmental impacts on soil and air quality due to the increase in the number of private cars that are likely to be a result of development of the site. However, significant impacts on the water environment are not anticipated.	Yes. As outlined above, with regards to air quality and soil. Impacts should be further considered at Stage 2.
Historic Environment	The site is found within the Dalmellington Conservation Area. The site is also contained within a WoSAS site and is in close proximity to other historic features and assets. Therefore, there are likely to be environmental impacts on the historic environment. This should be further considered at Stage 2 assessment.	Yes. As outlined above, with regards to conservation areas, listed buildings and archaeological sites/areas. Impacts should be further considered at Stage 2.
Social Environment	There is potential for the development of this site to have environmental impacts on the social environment. There is a presumption that these impacts will be positive or positive and negative in nature.	Yes. There are likely to be significant environmental impacts on a host of material assets. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

DA-M2: Doon Academy, Dalmellington		
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	Redevelopment of this gap sites is unlikely to have significant environmental impacts on landscape and biodiversity, flora and fauna as it is contained within the settlement boundary of Dalmellington as well as Dalmellington Town Centre. There is potential for the development of the site to have an environmental impact on climate. This should be further considered at Stage 2 assessment.	Yes. The future development of this site may have environmental impacts in terms of climate. This should be further considered at Stage 2. There are unlikely to be significant environmental impacts on landscape and biodiversity, flora and fauna.
Natural Resources	There are likely to be significant environmental impacts on soil and air quality due to the increase in the number of private cars that are likely to be a result of development of the site.	Yes. As outlined above, with regards to air quality and soil. Impacts should be further considered at Stage 2.
Historic Environment	The site is found within the Dalmellington Conservation Area. The site is also contained within a WoSAS site and is in close proximity to other historic features and assets. Therefore, there are likely to be environmental impacts on the historic environment. This should be further considered at Stage 2 assessment.	Yes. As outlined above, with regards to conservation areas, listed buildings and archaeological sites/areas. Impacts should be further considered at Stage 2.
Social Environment	There is potential for the development of this site to have environmental impacts on the social environment. There is a presumption that these impacts will be positive or positive and negative in nature.	Yes. There are likely to be significant environmental impacts on a host of material assets. Development of the site is also likely to increase usage of private modes of transportation, therefore it is likely that there may be significant impacts on air from development of the site; thus a stage 2 assessment is required.

CEMETERY EXTENSION SITE(S)

CEM3: Dalmellington Cemetery, Dalmellington		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	There are unlikely to be significant environmental impacts as result of developing on this site in terms of climatic factors or landscape. This should be considered in further detail at stage 2 assessment. Impacts on biodiversity are anticipated are considered to be significant. These are anticipated to be negative in nature.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are likely to be environmental impacts as result of developing on this site in terms of soil quality. There is a presumption that impacts will be negative in nature. However, impacts on the water environment and air quality are not anticipated but should be further considered at Stage 2 assessment.	Yes. There are likely to be significant environmental impacts on certain natural resources (soil). This should be considered in more detail at Stage 2 assessment.
Historic Environment	Yes, environmental impacts on the historic environment are anticipated for this site as a result of the site being contained within Camlarg Non-Inventory GDL and a WoSAS archaeological site/area. 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.

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	DA-H1
Settlement	Dalmellington
Address	Ayr Road
Description	The site is located to the south-western edge of Dalmellington. The site is contained within the settlement boundary. The site constitutes brownfield land. The site is located off of Ayr Road and is well connected to the existing road network.
OS Grid Ref	NS4705NE
Existing Use	Brownfield
Proposed Use	Housing
Site Size	1.1 ha
Site Capacity	29 units (Indicative)
Planning History	97/0778/FL; 99/0023/FL; 04/0324/FL



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is located within the settlement boundary of Dalmellington. The site is also found within the "Local Landscape Area (LLA) as identified within the LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Upland River Valleys (69)". Key characteristics of this classification include steep valley slopes with broad sections

		which host former industrial settlements and roads often utilised for transport routes. However, given the central location of the site within Dalmellington, development of the site is unlikely to have significant impacts on landscape character. As such, impacts are likely to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is located within the Western Southern Uplands Environmentally Sensitive Area (ESA). This is a nature conservation designation which seeks to protect habitats which are rare or especially valuable. However, it is recognised that due to the sites location within the settlement boundary, it is unlikely to host rare habitats and species. The site also forms part of the CSGN's wetland network (high dispersal), woodland network (high-dispersal), neutral grassland network (high dispersal) and acid grassland network (high dispersal). Environmental impacts on biodiversity, flora and fauna are therefore likely to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Significant Positive / Negative	Development of the site could have significant negative impacts on climate in terms of climate resilience as the site is bordered to the south by the Muck Water and experiences low-medium probability of flooding from a 1 – 200 year event. However, as the site is within walking distance of a public transport hub there are likely to be significant positive impacts. In overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • The development should be sensitively designed in order to reduce any potentially detrimental impacts on biodiversity, flora and fauna (ESA) as well as the LLA. • The developer will be required to investigate the flooding issues further and contact with SEPA at an early stage is required to formulate any flood mitigation measures that may be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown. • Development of the site should also aim to ensure that good quality links are made to the public transport and walking routes near the site.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Significant Positive / Negative	The site consists of mineral alluvial soils as well as peaty alluvial soils. The site is bordered by an area of contaminated land. There is potential for the development of the site to result in the treatment and/or removal of contaminated land which would have a significant positive environmental impact on soil. The site is found within the Coal Authorities Development High Risk area, which could have significant negative impacts. The site is also partially contained within a WoSAS site/area. In overall terms, environmental impacts on soil are likely to be significant positive/negative in nature.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>

	Significant Positive / Negative	Due to the proposed residential nature of the site, its development is likely to increase and proliferate the use of private modes of transport which would have significant negative impacts on air quality and greenhouse gas emissions. However, it is noted that the site is contained within the settlement boundary of Dalmellington and is located off of an SPT bus route (Ayr-Bellsbank). There are also bus stops in close proximity to the site. The site is also connected to a core path network, which will enable active travel, having positive impacts on air quality. In overall terms, environmental impacts on air quality are likely to be significant positive/negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Significant Negative	The site is subject to both surface water and fluvial flood risk. There is a moderate area of low-medium surface water flood risk (present day and climate change) to the north of the site, this could be mediated through appropriate design and layout. The site is also subject to fluvial flood risk to the south of the site as it borders the Muck Water and experiences low-medium probability of flooding from a 1 – 200 year event. The development of the site could therefore have significant negative impacts on the water environment in terms of climate resilience. In overall terms, impacts are considered to be negative. However, detrimental impacts could be reduced and/or alleviated through appropriate mitigation and design and layout.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • The LDP2 contains a robust policy framework which protects East Ayrshire’s soils and promotes the treatment and removal of contaminated land. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The LDP2 contains a robust policy framework which protects the water environment, including Policy CR1 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. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • Developers should contact SEPA regarding the development of this site in order to appropriately address the flood risk experienced.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Significant Negative	The site does not contain, nor is it in close proximity to Listed Buildings, Conservation Area, historic battlefield or scheduled monuments.

		<p>However, the site is within a WoSAS trigger location, therefore there could be impacts on archaeological resources within the area. Should this be the case, and no mitigation can be put in place to address the potential impact, then there could be significant negative environmental impacts on these archaeological sites/areas. As a precaution therefore, environmental impacts are likely to be significant negative.</p> <p>The site is also within the boundary of the Craigengillan Garden and Designed Landscape, its development therefore has potential to have significant negative environmental impacts on the GDL. However, after careful consideration it is not considered that development of this site will have significant impacts on the garden and designed landscape, should it be carefully designed and sited. As such, impacts are therefore considered to be neutral.</p>
<p>Mitigating Impacts on the Historic Environment</p>		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • The provision of new open space should conform to the guidelines within the New Development Design guidance and should offer both recreation and amenity open space which creates a sense of place. The developer should also provide further green infrastructure that enhances the setting of the Garden and Designed Landscape in discussions with Historic Environment Scotland.
<p>Social Environment</p>	<p>Human Health</p>	<p><i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i></p>
	<p>Significant Positive / Negative</p>	<p>The site is in close proximity to a number of core paths and rights of way. 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. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. However, given the proposed residential nature of the site allocation, its development could exacerbate private car use through increased population, 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.</p>
	<p>Population</p>	<p><i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i></p>
	<p>Significant Positive</p>	<p>The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards</p>

		the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.				
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>				
	Significant Positive / Negative	The development of the site could proliferate any infrastructure capacity issues experienced within Dalmellington. Its development will proliferate private car use 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, through the likely increased provision of these routes, which will increase the overall connectivity of place. There is potential for the development of the site, given its capacity, to increase the provision of green and blue infrastructure within the settlement boundary, having positive impacts. The site also has climate resilience implications due to its proximity to Muck Water and low-medium flood risk. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.				
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The development should incorporate well-designed open spaces which are usable and multi-functional. 				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk & Low Risk	Vacant and Derelict Land	No	Contaminated Land	No. Site borders Cont. land
Water	SEPA Flood Risk	Low-Medium fluvial flood risk (south of site); Low-medium surface water flood risk (north of site)				
Access						
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DA-H2
Settlement	Dalmellington
Address	Sillyhole, Broomknowe
Description	<p>The site is a large and located to the north of Dalmellington. The site is contained within the settlement boundary and is a greenfield site which has not previously been developed.</p> <p>The site is accessible off of Broomknowe and Gateside Road.</p>
OS Grid Ref	NS4706SE
Existing Use	Greenfield
Proposed Use	Housing
Site Size	3.9 ha
Site Capacity	36 units (Indicative)
Planning History	04/0927/OL; 06/0979/OL; 20/0005/PREAPP; 20/0006/EIASCR; 20/0004/EIASCR; 20/0390/PP; 97/0041/OL



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Significant Negative	The site is located within the settlement boundary of Dalmellington. The site is also found within the Local Landscape Area (LLA) as identified within the LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Upland River Valleys (69)". Key characteristics of this classification include steep valley slopes with broad sections which host former industrial settlements and roads often utilised for transport routes. Despite the fact

		that the site is located within the settlement boundary of Dalmellington, due to its scale and peripheral location its future development is likely to have significant negative impacts on the surrounding landscape character as well as the character of Dalmellington settlement.
	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>
	Significant Negative	The site is located within the Western Southern Uplands Environmentally Sensitive Area (ESA). This is a nature conservation designation which seeks to protect habitats which are rare or especially valuable. It is recognised that due to the sites location within the settlement boundary, it is unlikely to host rare habitats and species. However, given the scale of the site (70 units), potential negative impacts in terms of the appropriate designations should be considered. The site also forms part of the CSGN's acid grassland network (high dispersal) and neutral grassland network (high dispersal). As a precaution, due to the potential capacity of the site, environmental impacts on biodiversity, flora and fauna are considered to be significant negative, subject to mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Significant Positive / Negative	The site is also within a walkable distance of existing active travel networks. The site runs parallel to an existing public transport network, an SPT bus route and associated bus stops (Ayr-Bellsbank). This will have significant positive impacts on air quality by encouraging the use of active travel and public transport. However, the development of the site for its proposed residential use is likely to proliferate private car use, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions. The site is subject to low to medium flood risk (present day and projected) along the north-western edge as a result of the site running parallel to the Cumnock Burn, as such there is potential for the site to have climate resilience implications. This could be mitigated against through appropriate design and layout. In overall terms, environmental impacts on climatic factors are likely to be significant positive and negative.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that sensitive screening is provided on the northern boundary of the site to blend in with the adjacent rural area and to mitigate the visual impact of a site of this size. • The design of the new development should also be of a design that is innovative but blends with the existing urban character of the area. • 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. • The developer should also, in conjunction with the developer of site 224H, provide a public bus service from this area to provide an alternative to car journeys.

Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Significant Negative	The site consists of mineral alluvial soils with peaty alluvial soils. The site is found within the Coal Authorities Development Low Risk area, which could have some significant negative impacts, if appropriate mitigation is not implemented. The site is also partially contained within a WoSAS site/area to the west. In overall terms, environmental impacts on soil are likely to be significant negative in nature.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Significant Positive / Negative	The site is also within a walkable distance of existing active travel networks. The site runs parallel to an existing public transport network, an SPT bus route and associated bus stops (Ayr-Bellsbank). This will have significant positive impacts on air quality by encouraging the use of active travel and public transport. However, the development of the site for its proposed residential use is likely to proliferate private car use, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
Significant Negative	The site is subject to low to medium flood risk (present day and projected) along the north-western edge as a result of the site running parallel to the Cumnock Burn. This could be mitigated against through appropriate design and layout. As a precaution, it should be considered that the development of this site would have significant negative impacts on the water environment, subject to appropriate mitigation and design.	
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. The LDP2 contains a robust and effective policy framework which requires the treatment and removal of contaminated land. It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. The developer should ensure links to public bus service from this area to provide an alternative to car journeys. <p>Should these mitigation and enhancement measures be provided then the development is likely to have significant positive/negative environmental impacts on air quality due to the size of the site.</p>
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Significant Negative	The site is not in close proximity to any conservation areas, scheduled monuments or historic battlefields. However, the site is in close proximity to a listed bridge (Sillyhole Bridge; C listed) and is

		partially contained within the extents of a WoSAS archaeological site, therefore there could be impacts on archaeological resources within the area. Should this be the case, and no mitigation can be put in place to address the potential impact, then there could be significant negative environmental impacts on these archaeological sites/areas.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • It should be ensured that the development design is sympathetic and reflects the character and Sillyhole Bridge. • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
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>
	Significant Positive / Negative	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. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. However, given the proposed residential nature of the site allocation, its development could exacerbate private car use through increased population, 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.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Significant Positive	The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Significant Positive / Negative	The development of the site could proliferate any infrastructure capacity issues experienced within Dalmellington. Its development will proliferate private car use 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, through the likely

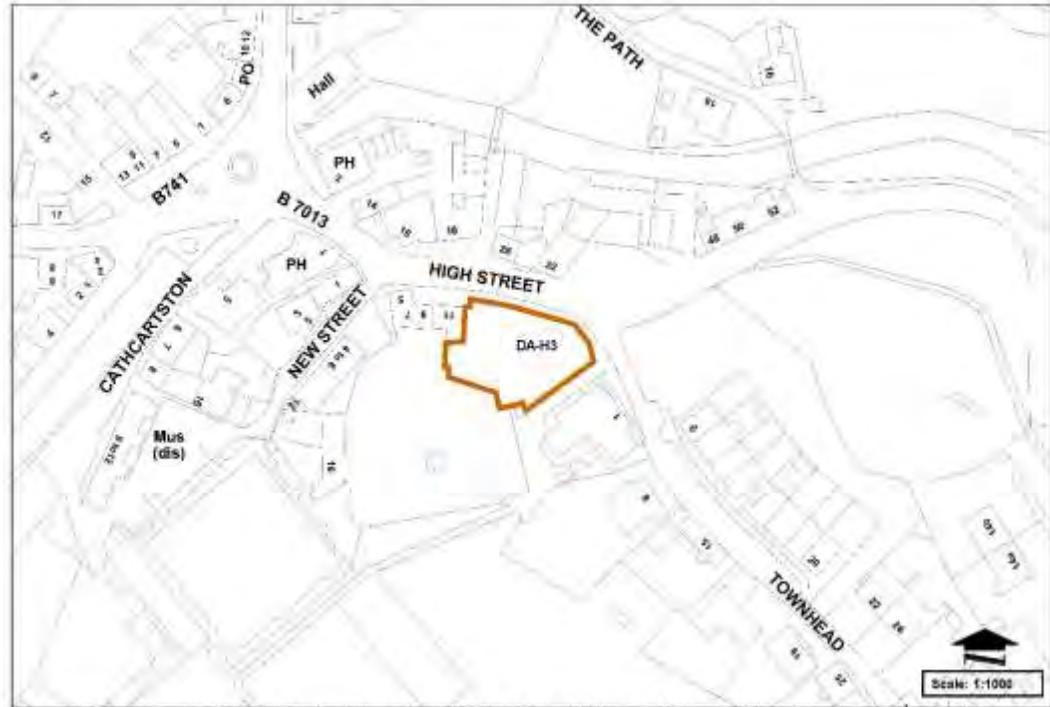
		<p>increased provision of these routes, which will increase the overall connectivity of place. The site is subject to low-high flood risk along the north-western edge as a result of the site running parallel to the Cumnock Burn, as such there is potential for the site to have climate resilience implications. This could be mitigated against through appropriate design and layout. The development of the site is likely to result in the provision of new recreational and amenity open space, which will enhance the green infrastructure of Dalmellington, having positive impacts. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.</p>					
<p>Mitigating Impacts on the Social Environment</p>	<ul style="list-style-type: none"> • The provision of new open space should conform to the guidelines within the “Green and Blue Infrastructure” Policy and Schedule 8, and should offer both recreation and amenity open space which creates a sense of place. • The developer should also provide further green infrastructure and ensure that the development links into existing path networks. • The developer should also, in conjunction with the developer of site DA-F1(H), provide a public bus service from this area to provide an alternative to car journeys. This is likely to have significant positive/negative impacts if the mitigation and enhancement measures are provided. • 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. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. 						
<p>Services, Infrastructure Capacity, Deliverability and Sustainability Constraints</p>							
<p>Soil</p>	<p>Coal Authority Risk Assessment</p>	<table border="1"> <tr> <td data-bbox="763 1066 936 1134">Low Risk</td> <td data-bbox="936 1066 1285 1134">Vacant and Derelict Land</td> <td data-bbox="1285 1066 1451 1134">No</td> <td data-bbox="1451 1066 1823 1134">Contaminated Land</td> <td data-bbox="1823 1066 2051 1134">No</td> </tr> </table>	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Low Risk	Vacant and Derelict Land	No	Contaminated Land	No			
<p>Water</p>	<p>SEPA Flood Risk</p>	<p>Low-High fluvial flood risk (north and west of site)</p>					
<p>Access</p>	<p>No access issues are foreseen with this site – the site is accessible off of Broomknowe and Gateside Road.</p>						
<p>Consultee Comments</p>	<p></p>						
<p>Short, Medium or Long Term and Cumulative Impacts</p>							
<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.

There is potential for the development of this site to have cumulative impacts if site DA-H1 is also developed. This could alter the surrounding landscape character of Dalmellington as well as the wider landscape setting. This could also have cumulative impacts on climate resilience and air quality, which would in turn have cumulative impacts on material assets and human health.

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DA-H3
Settlement	Dalmellington
Address	High Street
Description	Site DA-H3 is found within the centre of Dalmellington and is within the town centre boundary (as identified within the LDP2)). The site constitutes brownfield land. The area in which it is found is predominantly mixed use. The site is accessible off of High Street.
OS Grid Ref	NS4805NW
Existing Use	Brownfield
Proposed Use	Housing
Site Size	0.1 ha
Site Capacity	4 units (Indicative)
Planning History	04/1062/FL



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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is located within the settlement boundary of Dalmellington. The site is also found within the Local Landscape Area (LLA), as identified within the LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Upland River Valleys (69)". Key characteristics of this classification include steep valley slopes with broad sections which host former industrial settlements and roads often utilised for transport routes.

		However, given the central location of the site within Dalmellington, development of the site is unlikely to have significant impacts on landscape character. As such, impacts are likely to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is located within the Western Southern Uplands Environmentally Sensitive Area (ESA). This is a nature conservation designation which seeks to protect habitats which are rare or especially valuable. However, it is recognised that due to the sites location within the settlement boundary, it is unlikely to host rare habitats and species. The site also forms part of the CSGN's acid grassland network (high dispersal) and neutral grassland network (high dispersal). Environmental impacts on biodiversity, flora and fauna are therefore likely to be significant neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Significant Positive / Negative	The site is also within a walkable distance of existing rights of way network and public transport network, an SPT bus route and associated bus stops (Ayr-Bellsbank). This will have significant positive impacts on air quality by encouraging the use of active travel and public transport. However, the development of the site for its proposed residential use is likely to proliferate private car use, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions. The site contains a small pocket of low surface water flood risk. However, these could be mitigated against through appropriate design and layout. In overall terms, environmental impacts on climatic factors are likely to be significant positive and negative.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • The development should be sensitively designed in order to reduce any potentially detrimental impacts on biodiversity, flora and fauna (ESA) as well as the LLA. • The development proposal should reflect the surface water flooding experienced on site and should integrate sustainable urban drainage systems in to the design of the site. • Development of the site should also aim to ensure that good quality links are made to the public transport and walking routes near the site.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Significant Negative	The site consists of non-calcareous gleys. The site is found within the Coal Authorities Development Low Risk area, which could have some significant negative impacts, if appropriate mitigation is not implemented. The site is also wholly contained within a WoSAS site/area. In overall terms, environmental impacts on soil are likely to be significant positive/negative in nature.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Significant Positive / Negative	The site is also within a walkable distance of existing rights of way network and public transport network, an SPT bus route and associated bus stops (Ayr-Bellsbank). This will have significant positive impacts on air quality by encouraging the use of active travel and public transport. However,

		the development of the site for its proposed residential use is likely to proliferate private car use, which would have significant negative impacts on air quality, and in turn climatic factors, by increasing greenhouse gas emissions. In overall terms, environmental impacts on air quality are likely to be significant positive/negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site contains a small pocket of low surface water flood risk. However, these could be mitigated against through appropriate design and layout. After consideration, impacts on the water environment are likely to be neutral.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • The LDP2 contains a robust and effective policy framework which requires the treatment and removal of contaminated land. • 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. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Significant Positive / Negative	<p>The site is not in close proximity to any gardens and designed landscapes, scheduled monuments or historic battlefields. However, the site is in close proximity to a number of listed buildings. There is potential for its development to have significant negative impacts on the character and setting of these listed buildings. The site is also found within Dalmellington Conservation Area, and as such, will be required to respect the character and amenity of the Conservation Area. Depending on the design and how well the development integrates, there could be positive environmental impacts; however, it is not known what type of development will be brought forward within the site, or what the design will be. At this stage, it is not possible to predict the likely impact of this sites development on the Conservation Area.</p> <p>The entire site is within a WoSAS trigger location, therefore there could be impacts on archaeological resources within the area. Should this be the case, and no mitigation can be put in place to address the potential impact, then there could be significant negative environmental impacts on these archaeological sites/areas.</p>

		In overall terms, impacts on cultural heritage are therefore likely to be significant positive and negative.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> It should be ensured that the development is compatible with the Conservation Area and that the design is sympathetic and reflects the character and appearance of the Conservation Area. Should these mitigation measures be implemented then there is the potential for significant positive environmental impacts on the Conservation Area. If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
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>
	Significant Positive / Negative	The site is in close proximity to a number of core paths and rights of way. 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. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. However, given the proposed residential nature of the site allocation, its development could exacerbate private car use through increased population, 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.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Significant Positive	The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Significant Positive / Negative	The development of the site could proliferate any infrastructure capacity issues experienced within Dalmellington. Its development will proliferate private car use 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, through the likely increased provision of these routes, which will increase the overall connectivity of place. The site experiences low surface water flooding risk in a small area to the north, however, this is not considered to be significant enough to contribute towards climate resilience implications. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.
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Mitigating Impacts on the Social Environment	<ul style="list-style-type: none"> • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The development should incorporate well-designed open spaces which are usable and multifunctional.
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Services, Infrastructure Capacity, Deliverability and Sustainability Constraints

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	Low surface water flooding (north of site)				
Access						
Consultee Comments						

Short, Medium or Long Term and Cumulative Impacts

In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council’s design guidance to create a sense of place.

The development of this site is unlikely to have cumulative impacts given its central location within Dalmellington and its scale/capacity.

FUTURE GROWTH SITE (RESIDENTIAL)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DA-F1(H)	 <p style="font-size: small; text-align: center;">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, 1998/2008.</p>
Settlement	Dalmellington	
Address	Saw Mill	
Description	The site is located to the north of Dalmellington and was formerly allocated within the 2017 East Ayrshire Local Development Plan as 224H (A housing development opportunity site). Within LDP2 this has been removed from the settlement boundary and allocated as a long-term housing site (e.g. future growth area). The site is accessible from Armour Wynd, Dalmellington and sits adjacent to DA-H2 a large housing development opportunity site.	
OS Grid Ref	NS4706NE	
Proposed Use	Long-term housing site – Future area of growth	
Site Size	1.7 ha	
Site Capacity	N/A	
Planning History	99/0380/OL - Approved; 06/0375/FL – Approved with Conditions; 12/0398/PP – Approved with Conditions; 10/0201/PP – Withdrawn;	

Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Positive	Redevelopment of this former industrial site will have significant positive environmental impacts on the urban landscape as it would be removing a large area of vacant and derelict land which is currently an eyesore and is having a detrimental impact on the quality of the urban landscape.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>

	Neutral	The site forms part of the CSGN's neutral grassland network (high dispersal; non-core). However, given that the site was formerly located within the EALDP 2017 settlement boundary, and is a vacant and derelict site which was formerly development, any habitat features are not considered to be of value. As such, impacts on biodiversity are considered to be neutral.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Negative	Development of the site could have significant negative impacts on climate as the site also has a probability of flooding from the adjacent Cumnock Burn. The site is also not within reasonable walking distance from the nearest public bus stop and the basic amenities within the town centre. Overall, it is considered that development of this site could have significant negative environmental impacts on climate.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that sensitive screening is provided on the northern boundary of the site to blend in with the adjacent rural area. • The design of the new development should also be of a design that is innovative but blends with the existing urban character of the area. • 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. • Any developer should also, in conjunction with the developer of site DA-H2, provide a public bus service from this area to provide an alternative to car journeys.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Positive / Negative	The site is found within the Coal Authorities Development High Risk area, which could have some significant negative impacts, if appropriate mitigation is not implemented. The site has the potential for soil contamination. Any development, or-redevelopment of the site should aim to treat or remove any sources of ground contamination. Should potentially contaminated soil be treated or removed, then it is likely that there would be significant positive impacts on soil. Redevelopment of the site would also remove a large area of vacant and derelict land from this part of Dalmellington thus also having significant positive environmental impacts. In overall terms, environmental impacts on soil are likely to be significant positive and negative in nature.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Negative	Due to the potential mix of uses on the site and the additional number of cars and other vehicles this could bring into the area it is likely that there will be significant negative impacts on air and as the site is not within reasonable walking distance from the nearest public bus stop and the basic amenities within the town centre.

	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive	The site is subject to small areas of low-medium fluvial flood risk, however, it is considered that any negative impacts could be alleviated through appropriate use of materials and layout. The site has the potential for groundwater contamination. Any development, or-redevelopment of the site should aim to treat or remove any sources of ground contamination that can impact on ground water resources. Should potentially contaminated soil be treated or removed, then it is likely that there would be significant positive impacts on groundwater resources.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • The LDP2 contains a robust and effective policy framework which requires the treatment and removal of contaminated land. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • The developer should also, in conjunction with the developer of site DA-H2, provide a public bus service from this area to provide an alternative to car journeys. <p>Should these mitigation and enhancement measures be provided then the development is likely to have significant positive/negative environmental impacts on air quality due to the size of the site.</p>
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment.	The site is not in close proximity to any historic environment or cultural heritage assets. As such, it is unlikely to have any impacts. Screened out at Stage 1 Assessment.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • N/A. No mitigation required as the site is not in close proximity to historic environment constraints.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive / Negative	<p>The treatment and/or removal of potentially contaminated soil and groundwater, as well as, vacant and derelict land, are likely to have significant positive impacts on human health. Re-development of the site will also improve the environment of the area.</p> <p>The site is not within walking distance of public transport stop or to the town centre and the basic amenities contained within it and due to the size of the site, there are likely to be significant increases in</p>

		<p>car emissions and the corresponding increases in air pollution etc. Therefore, it is likely that there will be significant negative impacts on human health.</p> <p>Overall, the development of the site will have significant positive and negative environmental impacts on health.</p>
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Screened out at Stage 1 Assessment.	Screened out at Stage 1 Assessment.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Significant Positive / Negative	The site is not within walking distance of a public bus stop and basic amenities within the town centre which is likely to have significant negative environmental impacts on material assets. However, the provision of new recreational open space will enhance the green infrastructure within this area resulting in positive impacts. Overall, development of the site is likely to have significant positive and negative environmental impacts.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • The provision of new open space should conform to the guidelines within the “Green and Blue Infrastructure” Policy and Schedule 8, and should offer both recreation and amenity open space which creates a sense of place. • The developer should also provide further green infrastructure and ensure that the development links into existing path networks. • The developer should also, in conjunction with the developer of site DA-H2, provide a public bus service from this area to provide an alternative to car journeys. This is likely to have significant positive/negative impacts if the mitigation and enhancement measures are provided. • 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. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • Contaminated soil and groundwater should be treated, where possible, by the remediation and/or removal in discussions with Environmental Health. This is likely to have significant positive impacts.

Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	High Risk	Vacant and Derelict Land	Yes	Contaminated Land	Yes
Water	SEPA Flood Risk	Low-High fluvial flood risk.				
Access	No significant access issues.					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
<p>In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive if the mitigation and enhancements methods are taken into account and that the development follows the Council's design guidance to create a sense of place.</p>						

MISCELLANEOUS DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DA-M1
Settlement	Dalmellington
Address	Croft Street
Description	The site is located in the centre of Dalmellington and is contained within the settlement boundary. The site is also borders Dalmellington Conservation Area and Dalmellington Town centre as identified within the LDP2 and the previous East Ayrshire Local Development Plan (2017). The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.
OS Grid Ref	NS4705NE
Existing Use	Brownfield - miscellaneous site allocation in LDP1
Proposed Use	Miscellaneous
Site Size	0.82 ha
Site Capacity	N/A
Planning History	96/0636/FL – Proposed formation of vehicular access (Entrance) Gibson’s Garage - Approved 13/0663/PPP – Erection of house in principle - Approved with Conditions 21/0237/PP – Erection of steel portal framed workshop building - Approved with Conditions



Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is centrally located, bordering the town centre. It is not likely to have any significant landscape character implications.
	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>

	Screened out at Stage 1 Assessment	The site is centrally located, bordering the town centre. It is not likely to have any significant implications in terms of biodiversity, flora and fauna.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on 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, having a negative impact on air quality and climatic factors. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site is also in close proximity to existing active travel networks including core paths and rights of way (rights of way intersects the site). The site is subject to a small area of low-medium surface water flood risk (present day and projected). Its development is unlikely to have any significant climate resilience implications in terms of flood risk as a result. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	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 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.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment within the area, having a negative impact on air quality and climatic factors. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site is also in close proximity to existing active travel networks including core paths and rights of way (rights of way intersects the site).
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Neutral	The site is subject to a small area of low-medium surface water flood risk (present day and projected). Its development is unlikely to have any significant climate resilience implications in terms of flood risk

		as a result. It is not considered that this will be significant, with mitigation possible through appropriate layout and design. The impacts are therefore considered to be neutral on the basis of impacts not being significant. As such, impacts are therefore considered to be neutral in nature.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site borders Dalmellington Conservation Area, and its development has the potential to have negative impacts on this designation if inappropriately developed. The site is also intersected by a WoSAS archaeological site/area. As a precaution, impacts are likely to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown. • The provision of new open space should conform to the guidelines within the New Development Design guidance and should offer both recreation and amenity open space which creates a sense of place. The developer should also provide further green infrastructure that enhances the setting of the Garden and Designed Landscape in discussions with Historic Environment Scotland
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Positive/Negative	The site is in close proximity to a number of core paths and rights of way. 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. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. However, given the proposed residential nature of the site

		allocation, its development could exacerbate private car use through increased population, 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.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive	The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	The development of the site could proliferate any infrastructure capacity issues experienced within Dalmellington. Its development will proliferate private car use 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, through the likely increased provision of these routes, which will increase the overall connectivity of place. There is potential for the development of the site, given its capacity, to increase the provision of green and blue infrastructure within the settlement boundary, having positive impacts. The site also has no climate resilience implications in terms of flood risk. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The development should incorporate well-designed open spaces which are usable and multi-functional.
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints		

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	No
Water	SEPA Flood Risk	Small areas of L-M surface water flooding (present day and projected).		
Access	The site is accessible with opportunities to link the site with existing networks and routes.			
Consultee Comments				
WWTW Capacity & Waste Water				
Water Supply				
Short, Medium or Long Term and Cumulative Impacts				
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

Site Reference	DA-M2
Settlement	Dalmellington
Address	Doon Academy
Description	<p>The site is centrally located within the settlement boundary of Dalmellington.</p> <p>The site is found within the town centre boundary as identified within the LDP2 and the previous East Ayrshire Local Development Plan (2017).</p> <p>The site is located on the corner of High Street where it meets Townhead.</p> <p>The site was allocated within the previous East Ayrshire Local Development Plan (2017) as a miscellaneous development opportunity site.</p>
OS Grid Ref	NS4805NW
Existing Use	Brownfield - site allocation in LDP1
Proposed Use	Miscellaneous
Site Size	3.8 ha
Site Capacity	N/A



Planning History	<p>00/0585/FL – Proposed Change of Use From Primary School ‘Book and Arts Centre’ - Withdrawn</p> <p>04/1062/FL – Proposed erection of two storey building comprising shop unit on ground floor – Withdrawn</p> <p>19/0128/LB – Partial dismantling and rebuilding of a cemetery wall – Approved</p> <p>19/0512/PP – Installation of temporary building to house an Early Childhood Centre – Approved with Conditions</p> <p>23/0003/EIASCRC – Screening request for new Community Campus – EIA not required</p> <p>23/0001/PREAPP – Proposed new build leisure centre, ASN, Early Years, Primary School, Secondary School, Health Centre and Police Station – Scope agreed</p> <p>23/0641/PP – New build community campus, consisting of Leisure Centre, ASN, Early Years, Primary School, Secondary School, Health Centre and Police Station – Pending Consideration</p>
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Impacts on Environmental Receptors		
Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Screened out at Stage 1 Assessment	The site is centrally located, bordering the town centre. It is not likely to have any significant landscape character implications.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Neutral	The site is located relatively centrally within the settlement boundary of Dalmellington. The site is found within the Western Southern Uplands Environmentally Sensitive Area as well as the Local Landscape Area as identified within LDP2. The site forms part of the CSGN's 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 Dalmellington and is brownfield in nature. In overall terms, impacts on biodiversity, flora and fauna are considered to be neutral as a result.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment/population within the area, having a negative impact on air quality and climatic factors. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site is also in close proximity to existing active travel networks including core paths and rights of way. The site is subject to a small area of low-medium fluvial flood risk. Its development is unlikely to have any significant climate resilience implications in terms of flood risk as a result. In overall terms, impacts are considered to be significant positive/negative in nature.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The site is contained within the Coal Authority's Low Development Risk Area, there is therefore potential for its development to have detrimental impacts on soil. The site is also contained within the confines of a WoSAS archaeological site/area. As a precaution, impacts are considered to be negative, subject to appropriate mitigation and consultation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>

	Positive / Negative	Development of the site is likely to have negative impacts on air quality through the proliferation of private car use, which will in turn increase greenhouse gas emissions, as a result of increasing the employment/population within the area, having a negative impact on air quality and climatic factors. However, the site is within a central location which is more sustainable than a periphery site. The site is within walking distance of a public transport hub and sits adjacent to an existing SPT bus network (and associated bus stops). The site is also in close proximity to existing active travel networks including core paths and rights of way.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Positive / Negative	The site is subject to a small area of low-medium fluvial flood risk. Its development may have impacts and implications on climate resilience in terms of flood risk. It is considered that negative impacts could be mitigated through appropriate layout and design. In overall terms, as a precaution, impacts are considered to be significant positive and negative.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. • Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. • In accordance with Policy CR1: Flood Risk Management, development proposals must integrate and utilise natural flood management techniques and incorporate sustainable urban drainage systems into the site. • A Flood Risk Assessment (FRA) will be required for this site. Modelling of the Muck Water, including blockage analysis, will be required as site specific evidence that the site is not in the functional floodplain, as per SEPAs comments.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is contained within Dalmellington Conservation Area, and is in close proximity to several B and C listed properties, it's development has the potential to have negative impacts on this designation if inappropriately developed. The site is also found within a WoSAS archaeological site/area. As a precaution, impacts are likely to be negative, subject to appropriate mitigation.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic Environment Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as WoSAS's advice and mitigation requirements are unknown.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>

	Positive/Negative	The site is in close proximity to a number of core paths and rights of way. 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. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. However, given the proposed residential nature of the site allocation, its development could exacerbate private car use through increased population/employment (depending on use), 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.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Positive	The site is in close proximity to a number of core paths and rights of way. 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 population. The site is within a walkable distance of the centre of Dalmellington and its existing amenities. The site is contained within the settlement boundary and as such, should be given preference ahead of sites on the periphery, which contributes positively towards the SEA objectives. The site is located in close proximity to SPT bus routes (and associated bus stops), enabling access to services, facilities and opportunities. In overall terms, environmental impacts on population are likely to have significant positive.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive/Negative	The development of the site could proliferate any infrastructure capacity issues experienced within Dalmellington. Its development will proliferate private car use 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, through the likely increased provision of these routes, which will increase the overall connectivity of place. There is potential for the development of the site, given its capacity, to increase the provision of green and blue infrastructure within the settlement boundary, having positive impacts. The site also has no climate resilience implications in terms of flood risk. In overall terms, the environmental impacts of the development of this site is likely to be significant positive and negative.
Mitigating Impacts on the Social Environment		<ul style="list-style-type: none"> • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes. • Developments must utilise, where appropriate, zero carbon technologies in order to reduce greenhouse gas emissions and improve energy efficiency. • The development should incorporate well-designed open spaces which are usable and multi-functional.
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints		

Soil	Coal Authority Risk Assessment	Low Risk	Vacant and Derelict Land	Contaminated Land
Water	SEPA Flood Risk	Low-medium fluvial flood risk – Not significant		
Access	The site is accessible with opportunities to link the site with existing networks and routes.			
Consultee Comments	SEPA: Patches of the site lie within the SEPA Flood Map functional floodplain of the Muck Water. Depths <0.3M. Blockage risk at High Main Street / Main Street junction. South corner of the site has High surface water flood risk. Modelling of the Muck Water, including blockage analysis, will be required as site specific evidence that the site is not in the functional floodplain.			
Short, Medium or Long Term and Cumulative Impacts				
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during construction/redevelopment of the site. Long term impacts are likely to be significant positive 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.				

PROPOSAL: CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	CEM3
Settlement	Dalmellington
Address	Dalmellington
Description	<p>The site is located to the east of Dalmellington. The site is found outwith the settlement boundary and proposes an extension area for the existing cemetery to which it is adjacent.</p> <p>The site is accessible from Church Hill,</p> <p>The site was identified as a Proposal site within the previous East Ayrshire Local Development Plan (2017).</p>
OS Grid Ref	NS4806SW
Existing Use	N/A
Proposed Use	Cemetery Extension
Site Size	1.0 ha
Site Capacity	N/A



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Planning History	N/A
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Impacts on Environmental Receptors

Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is located to the east of Dalmellington. 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 small scale site, the development of which, given the proposed use, is unlikely to alter landscape character of Auchinleck. In overall terms, impacts are likely to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Negative	The site is within the Western Southern Uplands Environmentally Sensitive Area (ESA). The site is also contained within the CSGN's neutral grassland network (high dispersal; non-core), acid grassland network (moderate dispersal; core), woodland network (high dispersal; non-core) and neutral grassland network (high dispersal; non-core). The loss and fragmentation of these habitats would be contrary to the objectives of the SEA. As a precaution, impacts are considered to be negative, subject to appropriate mitigation.
	Climatic Factors	<i>Reduce greenhouse gas emissions and contribute towards improving East Ayrshire's resilience to climate change impacts.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors. In terms of climate resilience, the site is unlikely to have any significant positive or negative impacts on the water environment as it is not subject to fluvial or surface water flood risk. Impacts on flood risk are therefore considered to be neutral. In overall terms, impacts on climatic factors are likely to be neutral.
Mitigating Impacts on Natural Features		<ul style="list-style-type: none"> It should be ensured that the site is accessible as possible, directly linking to and where possible expanding existing cycling and walking routes, including core paths and rights of way.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Negative	The northern part of the site is contained within the Coal Authority's High Development Risk Area, whereas the southern part of the site is within the Low Development Risk Area. There is therefore potential for its development to have detrimental impacts on soil. The site is not located in close proximity to any other significant soil related constraints. As a precaution, impacts are considered to be negative, before the implementation of appropriate mitigation.
	Air	<i>To prevent deterioration, and where possible, enhance air quality.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. If utilised, this is likely to have neutral impacts on air quality.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>

	Screened out at Stage 1 Assessment	Screened out at Stage 1 assessment. No impacts in terms of the water environment are anticipated as a result of the potential development of this site. The site is not subject to fluvial or surface water flood risk.
Mitigating Impacts on Natural Resources		<ul style="list-style-type: none"> • Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout in order to reduce development risk. • It should be ensured that the site is accessible as possible, directly linking to existing cycling and walking routes, including core paths and rights of way. .
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Negative	The site is found within the confines of a WoSAS archaeological site/area. Development could have a significant detrimental impact on this asset. The site is also found within the extents of Camlarg Non-Inventory Garden and Designed Landscape.
Mitigating Impacts on the Historic Environment		<ul style="list-style-type: none"> • The applicant/developer should adhere the advice and guidance outlined within Policy CR1: Gardens and Designed Landscapes, and the associated Garden and Designed Landscape which reviews the value, assets and development pressures experienced within individual GDLs. • An appropriate level of planting and screening should be incorporated in to the design and layout of the proposal.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. If utilised, this is likely to have neutral impacts on air quality, and in turn climatic factors, and human health. The development of this site will not result in the loss of any safeguarded open space or CSGN habitat networks. In overall terms, impacts on human health are likely to be neutral.
	Population	<i>Ensure development is sustainably located and integrated into existing networks and maximise opportunities for rural populations.</i>
	Neutral	The proposed development and allocation of this site as a cemetery extension is unlikely to have significant positive or negative impacts on population.
	Material Assets	<i>Manage, maintain and promote the efficient and effective use of material assets in a sustainable manner.</i>
	Positive	As outlined above, the site is considered to be sustainably located and as such it is unlikely to have any significant impacts on air quality, climatic factors, human health or population. The site is within close

		proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. The site is surrounded to the east, south and west by a core path. The development is not likely to have any negative impacts in terms of core paths and other important routes (such as Rights of Way). It will not result in the loss of safeguarded open space or CSGN networks. The allocation of this space will enable more capacity within the Cemetery, which will have a positive impact on this necessary material asset.				
Mitigating Impacts on the Social Environment		N/A. No significant impacts anticipated which require mitigation.				
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints						
Soil	Coal Authority Risk Assessment	Low Risk & High Risk	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible off of the Church Hill					
Consultee Comments						
Short, Medium or Long Term and Cumulative Impacts						
In the short to medium term, there are likely to be significant positive/negative environmental impacts experienced during the development of this site. No long term or cumulative impacts are anticipated.						



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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