



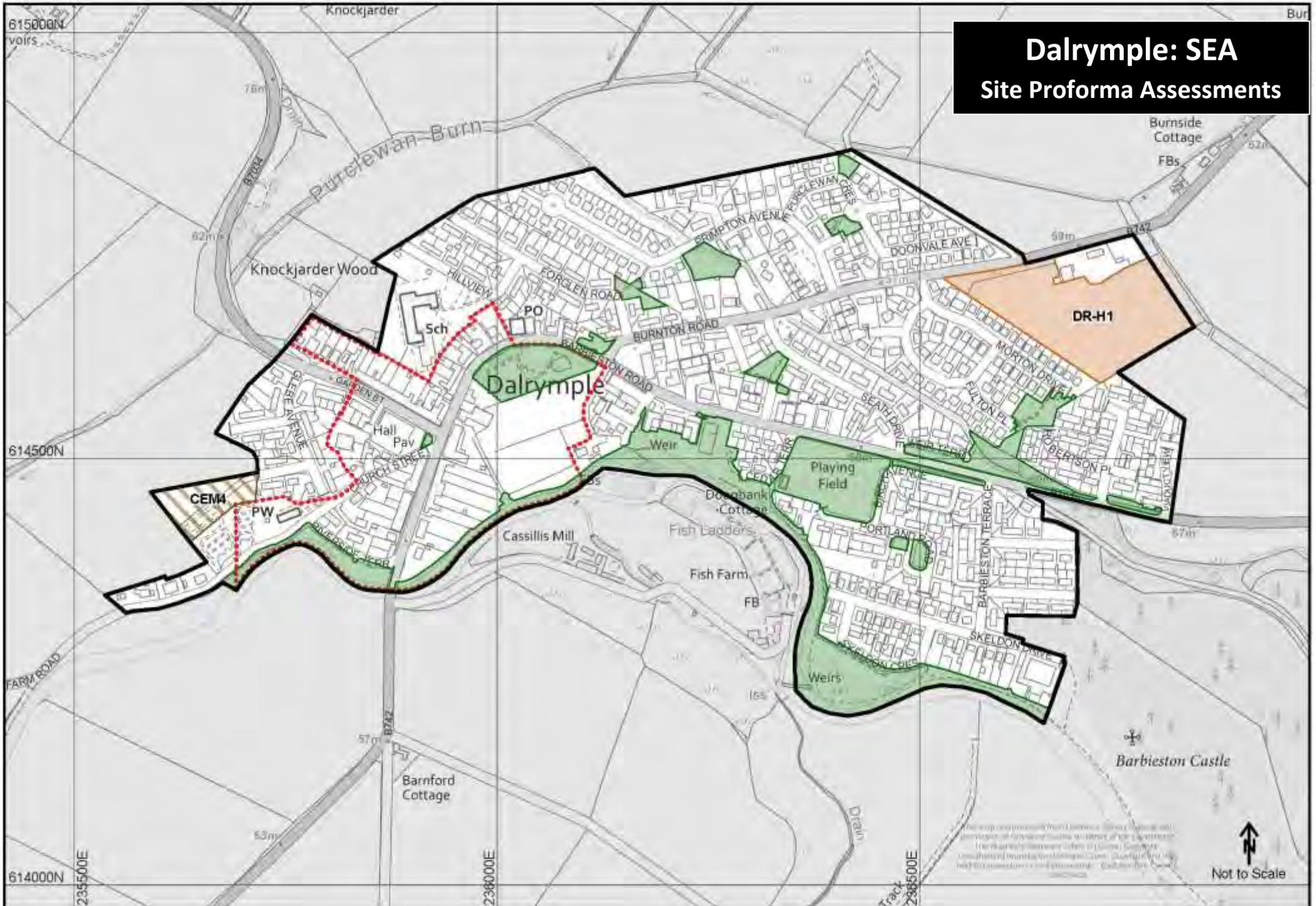
EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Dalrymple: SEA Site Proforma Assessments



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Not to Scale

List of Local Development Plan 2 Sites – Dalrymple

Local Development Plan 2 sites			
DALRYMPLE			
LDP2 Ref	Allocation Type	Address	LDP1 Ref
DR-H1	Residential	Burnton Road, Dalrymple	278H
CEM4	Cemetery Extension	Dalrymple Cemetery	PROP9

Strategic Environmental Assessment

Outcomes – Assessment Stage

Topic	Assessed in Stage 1	Screened into Stage 2 Assessment
DALRYMPLE		
RESIDENTIAL		
DR-H1: Burnton Road, Dalrymple	Yes	Yes
CEMETERY EXTENSION		
CEM4: Dalrymple Cemetery	Yes	Yes

Stage 2 Assessment Outcomes – Summary Table

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

Policy	Landscape & Geology	Biodiversity, Flora & Fauna	Climatic Factors	Soil	Air	Water	Cultural Heritage	Health	Population	Material Assets
RESIDENTIAL										
DR-H1: Burnton Road South, Dalrymple	N		SP/N	N	SP/N			SP/N	SP	SP/N
CEMETERY EXTENSION										
CEM4: Dalrymple	N		N	N	N			N	N	SP

Stage 1 Assessment Tables

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

DR-H1: Burnton Road, Dalrymple		
Components	Will there be an Environmental Impact?	Significant Impact (Yes/No/Don't Know) Why? If no, could the impact become a significant cumulative or synergistic impact (yes/no) why?
Natural Features	The site is a large greenfield site on the eastern boundary of Dalrymple and development of the site could have environmental impacts on landscape. These should be considered in detail at Stage 2 assessment. The site may also have environmental impacts on climate but is unlikely to have environmental impacts on biodiversity, flora and fauna.	Yes. Due to the size and prominent location of the site there are likely to be significant environmental impacts on landscape. The site is also adjacent to an area of flood risk and development of the site could increase vulnerability in this area; therefore a stage 2 assessment is required.
Natural Resources	The site is unlikely to have environmental impacts on soil and water but due to the size of the development there could be environmental impacts on air. These should be considered in detail at Stage 2 assessment.	Yes. There are likely to be environmental impacts on air quality. This should be considered in more detail at Stage 2 assessment.
Historic Environment	There are will be no impacts on the historic environment as there are no statutory designations within or adjacent to the site.	No. Screened out at Stage 1.
Social Environment	Environmental impacts on the social environment are anticipated. 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.	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)

CEM4: Dalrymple Cemetery, Dalrymple		
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 landscape or climatic factors. This should be considered in further detail at stage 2 assessment. Impacts on biodiversity are not anticipated are considered to be significant. These have been screened out at Stage 1.	Yes. There are likely to be significant environmental impacts on natural features. This should be considered in more detail at Stage 2 assessment.
Natural Resources	There are not likely to be significant environmental impacts as result of developing on this site in terms of soil quality, air quality or the water environment. There is a presumption that impacts will be neutral in nature. However, these should be further considered at Stage 2 assessment.	Yes. This should be considered in more detail at Stage 2 assessment.
Historic Environment	No environmental impacts on the historic environment are anticipated for this site.	No. There are unlikely to be significant environmental impacts on this historic environment, nor are there likely to be cumulative or synergistic impacts.

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Reference	DR-H1
Settlement	Dalrymple
Address	Burnton Road
Description	The site is located to the north-west of Dalrymple and is contained within settlement boundary. The site is moderate in scale and the proposed use is housing. The site is accessible off of Burton Road and has relatively strong access connections.
OS Grid Ref	NS3614NE
Existing Use	Greenfield
Proposed Use	Housing
Site Size	2.2 ha
Site Capacity	55 units (Indicative)
Planning History	06/0772/FL – Proposed residential development - Withdrawn; 04/0136/FL – Proposed election of new dwellinghouse - Withdrawn



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Impacts on Environmental Receptors

Landscape

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

Natural Features	Neutral	The site is located within the settlement boundary of Dalrymple. The site is found within NatureScot's Landscape Character Assessment: "Low River Valleys (68)". Key characteristics of this classification include narrow river valleys with steep slopes, pastoral farming with limited urban development. In overall terms, impacts on landscape 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>
	Screened out at Stage 1 Assessment	The site is located within the settlement boundary of Dalrymple. No impacts on biodiversity, flora and fauna are anticipated as a result of the context of the site. The site does not contain any biodiversity or nature conservation constraints and the site is not found within any CSGN habitat networks. As such, this has been screened out at Stage 1 Assessment.
	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 not subject to any fluvial or surface water flooding and therefore has no climate resilience implications in terms of flood risk. 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 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>
	Neutral	The site consists of mineral alluvial soils with peaty alluvial soils. The site does not contain any soil related constraints and is not found within any Coal Authorities Development risk areas. Likely impacts are therefore neutral.
	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. In overall terms, environmental impacts on air quality are likely to be significant positive and negative.
	Water	<i>To manage flood risk and safeguard the environment from degradation.</i>
	Screened out at Stage 1 Assessment	The site is not subject to any fluvial and surface water flooding as identified within SEPA's flood risk maps. As such, this has been screened out at Stage 1 Assessment.
Mitigating Impacts on Natural Resources		N/A. No impacts anticipated.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment	The site is located within the settlement boundary of Dalrymple. No impacts on historic environment are anticipated as the site is not in close proximity to any built or natural historic assets. As such, this has been screened out at Stage 1 Assessment.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated.
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 Dalrymple 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 Dalrymple 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. Due to the scale of the site, its development is likely to result in the provisions of open space, which will contribute positively to Dalrymple's green and blue infrastructure. 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 Dalrymple. 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 not subject to fluvial or surface water flood risk and therefore has no climate resilience implications in terms of flood risk. 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 Dalrymple, having positive impacts. 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"> 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. 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.
Services, Infrastructure Capacity, Deliverability and Sustainability Constraints		
Soil	Coal Authority Risk Assessment	No Vacant and Derelict Land
Water	SEPA Flood Risk	No Contaminated Land
Access	No access issues are foreseen with this site – the site is accessible off of Burnton Road.	
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.

Although this is a moderately scale housing allocation site, cumulative impacts are not anticipated with its development.

PROPOSAL: CEMETERY EXTENSION SITE(S)

Strategic Environmental Assessment (SEA) Pro Forma

Site Ref	CEM4	
Settlement	Dalrymple	
Address	Dalrymple	
Description	<p>The site is located to the west of Dalrymple. 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 Glebe Avenue.</p> <p>The site was identified as Proposal site within the previous East Ayrshire Local Development Plan (2017).</p>	
OS Grid Ref	NS3514SE	
Existing Use	Undeveloped land within settlement boundary	<p>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council, 100223485.</p>
Proposed Use	Extension to existing cemetery	
Site Size	0.3 ha	
Site Capacity	N/A	
Planning History	<p>15/0494/PP – Change of use from pasture to burial ground to extend existing cemetery with associated – Withdrawn; 15/0954/PP – Extension to existing cemetery – Approved with Conditions 05/1306/FL – Proposed erection of 20 semi-detached affordable dwellings – Refused</p>	

Impacts on Environmental Receptors		
Natural Features	Landscape	<i>To protect, and where appropriate, restore landscape, local distinctiveness and areas of value.</i>
	Neutral	The site is contained within the Local Landscape Area as identified within LDP2. This is an area of local distinctiveness and importance. The site is found within NatureScot's Landscape Character Assessment: "Lowland River Valleys (68)". Key characteristics of this classification include incised, narrow river valleys with steep slopes, agricultural lowlands, complex skylines, pastoral farming with hedgerow field boundaries and settlements situated along rivers. However, even though the site is located outwith the settlement boundary of Dalrymple, given its proposed use (as an extension site for the existing cemetery) and its scale it is unlikely to have significant positive or negative impacts on landscape and geology. As such, impacts are considered to be neutral.
	Biodiversity, Flora & Fauna	<i>Conserve and enhance local biodiversity, including both statutory and non-statutory designations and protect species through the retention and provision of habitat and connectivity.</i>
	Screened out at Stage 1 Assessment	The site is not located in close proximity to natural or biodiversity related assets. As such, it has been screened out at Stage 1 Assessment. No impacts on biodiversity, flora and fauna are anticipated.
	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. Appropriate screening should be utilised in order to reduce any detrimental impacts on landscape.
Natural Resources	Soil	<i>To protect and improve soil and land resources.</i>
	Neutral	The site is found within an area of prime quality agricultural land, categorised as "prime quality", The loss of which would have a significant negative impacts on soil quality which are irreversible. However, the site is

		found within the settlement boundary and as such is considered not utilised for agricultural purposes. As such, impacts are considered to be neutral.
	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 the Natural Resources		N/A. No impacts anticipated on natural resources anticipated which requires mitigation.
Historic Environment	Cultural Heritage	<i>Protect and enhance the historic built and natural environment.</i>
	Screened out at Stage 1 Assessment	The site is not located in close proximity to historic assets such as listed buildings, conservation areas, scheduled monuments or gardens and designed landscapes. The development of the site will not have a detrimental impact on the historic environment, or indeed, cultural heritage.
Mitigating Impacts on the Historic Environment		N/A. No impacts anticipated on the historic environment.
Social Environment	Human Health	<i>To promote and improve the health of the human population through the creation of good quality places with resilience and safe communities.</i>
	Neutral	The development of this proposal site for a cemetery extension is unlikely to exacerbate private car use or greenhouse gas emissions. Its proposed use will not increase employment or population related greenhouse gas emissions. The site is within close proximity to active travel networks, including existing SPT bus routes and associated stops, core path and right of way network. 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	N/A	Vacant and Derelict Land	No	Contaminated Land	No
Water	SEPA Flood Risk	No flood risk implications.				
Access	The site is accessible from Glebe Avenue.					
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
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