



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Environmental Report

2024

Site Name:	Source of site suggestion: All landowners/interested parties identified/aware?		Site History/Previous planning applications, existing local plan policies and proposals:
Settlement:	GIS Site Ref: MIR Site Ref: Pre-MIR Site Ref:	Outside settlement boundary?	
OS Grid Ref:	Site Size (ha):	MIR status:	Summary Description (topography, features, boundaries, neighbouring issues, access, exposure, aspect etc.
Current Use e.g. is the site developed, sparsely developed or undeveloped (e.g. agriculture, brownfield etc):	Proposed Use:	Existing LDP policies/proposals	

Significantly Positive	Positive	Neutral	Adverse	Significantly Adverse
++	+	0	-	--

Insert Location Plan

Insert Photographs if available

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<u>Water</u>						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland and Solway Tweed River Basin Management Plan ?	Water					
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large scale abstraction or allow the de-culverting of a watercourse)?	Water					
Can the option connect to the public foul sewer?	Water					
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora					
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p>	Water, Climatic Factors and Human Health					
<p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water and Climatic Factors					
<u>Biodiversity, Flora and Fauna</u>						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular -</p>	Bio flora and fauna					
<ul style="list-style-type: none"> International designation – e.g. SAC/SPA 	Bio flora and fauna	<p>Yes – Habitats Regulations Appraisal required</p>	No			
<ul style="list-style-type: none"> Other designation – e.g. SSSI, NNR, and locally important designations such as LNRs. 	Bio flora and fauna					
<ul style="list-style-type: none"> Non designated – e.g. trees, TPOs, hedges, woodland, (including woodlands in the Ancient, Semi Natural and Long Established Plantation 	Bio flora and fauna					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Woodlands), species rich grasslands,						
<ul style="list-style-type: none"> • Protected Species affected? – e.g. bats, otters, etc 	Bio flora and fauna					
<ul style="list-style-type: none"> • Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal? 						
<ul style="list-style-type: none"> • How will habitat connectivity or wildlife corridors be affected by the proposal – will it result in habitat fragmentation or greater connectivity? • 	Bio flora and fauna					
<u>Climate Change mitigation</u>						
What is the site overall impact in terms of carbon emissions (using SPACE)?	Climatic Factors					
<u>Air Quality</u>						
Could the option lead to Local Air Quality Management thresholds being breached in an existing Air Quality Management Area?	Air					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air					
Does the option introduce a new potentially significant air emission to the area (e.g. Combined Heat and Power, an industrial process, large scale quarry or Energy from Waste plant)?	Air					
Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?	Air and Human Health					
<u>Service Infrastructure</u>						
Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision/GP capacity						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Popl and human health or material assets					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Popl and Human health or material assets or climatic factors					
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?	Popl and Human health or material assets					
<u>Soils</u>						
Is the option on greenfield or brownfield land?	Material Assets and Soils					
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?	Material Assets and Soils					
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils					
Does the proposal result in the loss of the best quality agricultural land?	Soils					
<u>Deliverability/sustainability constraints</u>						

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets					
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors					
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?					
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	Climatic factors and human health					
<u>Landscape Designated sites</u>						
<p>To what extent will any designated sites be affected – including NSAs, Regional Scenic Areas, and local landscape designations?</p>	Landscape					
<u>Non-designated landscape features and key landscape interests</u>						
<p>Does the proposal ensure that development does not exceed the</p>	Landscape					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?						
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	landscape					
<u>Material assets</u>						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets					
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in annex B of the Zero Waste Plan?	Material Assets					
Cultural Heritage						
Will the option affect any scheduled monuments or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)					
Will the option affect any locally important archaeological site ? (www.rcahms.gov.uk/canmore.html)	Cultural Heritage, incl archaeological heritage (and links with landscape)					
Will the option affect any listed buildings and/or their setting ?	Cultural heritage, incl architectural and archaeological					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
	heritage and links with landscape					
Will the option affect any Conservation Areas? (e.g. will it result in the demolition of any buildings)	Cultural heritage, incl architectural and archaeological heritage and links with landscape					
Will the option affect any Inventory Garden and Designed Landscape?	Cultural heritage, incl links with landscape					
Will the option affect any Inventory Historic Battlefield?	Cultural heritage, incl architectural and archaeological heritage and links with landscape					
Will the option affect any World Heritage Sites?	Cultural heritage, incl architectural and archaeological heritage and links with landscape					

Site assessment question (click on links embedded in the text for further guidance)	Related SEA topic if applicable	Comment	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape					

Other Considerations

Please note any other issues which may be relevant to the assessment of the candidate site. For example:

- Any restrictive covenants relating to the use of the land/ buildings contained within the proposed candidate site?
- Is the candidate site on Common Good Land?

Scoring – two columns have been added in the event that is it useful for planning authorities to quickly identify environmental effects from a proposal on a site. Where adverse effects have been identified, it may then also be useful to consider any obvious mitigation measures that might reduce these adverse effects. The second scoring column then allows at a quick glance to see what residual effects might remain following mitigation. There are many scoring techniques currently in use and an example of one option could be:

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

Development Planning and Regeneration
Opera House, 8 John Finnie Street, Kilmarnock, KA1 1DD
Email: localdevelopmentplans@east-ayrshire.gov.uk

Designed and produced by East Ayrshire Council Design Section ©2024