

CHAPTER 1 & 2: VISION & AIMS

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 2(b) → Aim 2: Create good quality places with resilient and safe communities, ensuring a good quality of life for existing and future residents			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation /Enhancement
Natural Features	Landscape and Geology	Aim 1 is likely to have significant positive environmental impacts in relation to landscape as it seeks to create attractive, good quality environments for both existing and future residents. By ensuring that the principles of sustainability and high quality design are employed, it is likely that there will be significant positive environmental impacts on landscape as new developments should be located in sustainable locations where the landscape has the capacity for it. However, it is noted that this is an overarching aim, and on its own is unlikely to have any environmental impacts on natural features as it is reliant on the implementation of LDP2 policy.	None.
	Biodiversity, Flora and Fauna	There are likely to be significant positive environmental impacts as a result of this aim, especially since there is a focus on resilience, as a means of safeguarding and future-proofing communities against the effects of climate change. This will likely to have positive implications for biodiversity, flora and fauna.	None.
	Climate	Aim 1 seeks to ensure that high quality design standards are followed, as a means of creating good quality places. By focusing on resilience, the Aim will ensure a reduction in the impacts of climate change, and by ensuring that new developments incorporate zero or low carbon materials and construction practices.	None.
Natural Resources	Soil	The objective is likely to lead to the protection of important soil resources through adherence to the principles of sustainability and also be assisting in the reduction of the impact of climate change. Therefore, the objective is likely to have significant positive impacts in this regard.	None.
	Air	There are likely to be significant positive environmental impacts as a result of this objective, especially if the objective helps to reduce the impact of climate change. High design standards should result in improved air quality and reduction of atmospheric pollutants.	None.
	Water	Ensuring that the principles of sustainability and high quality design are followed will help to enhance the water environment and water quality.	None.
Historic Environment	Listed Buildings	High quality design, successful placemaking and sustainability are likely to have significant positive impacts on the setting of listed buildings should these be located close to development sites.	None.
	Conservation Areas	Dependent on the location of new development, the objective could have significant positive environmental impacts on Conservation Areas and their character and appearance due to adhering to the principles of high quality design, successful placemaking and sustainability.	None.
	Gardens and designed landscapes	Dependent on the location of new development, the objective could have significant positive environmental impacts on Gardens and Designed Landscapes, their character and appearance due to adhering to the principles of high quality design, successful placemaking and sustainability.	None.
	Archaeological Sites/Areas	Adhering to the principles of sustainability and good urban design should ensure that archaeological sites and areas are protected thus having significant positive environmental impacts.	None.
	Scheduled Monuments	Adhering to the principles of sustainability and good urban design should ensure that Scheduled Monuments are protected thus having significant positive environmental impacts.	None.
	Historic Battlefields	Adhering to the principles of sustainability and good urban design should ensure that Scheduled Monuments are protected thus having significant positive environmental impacts.	None.

Social Environment	Health	This aim is likely to have significant positive environmental impacts on human health due to adhering to the principles of sustainability, good quality design and placemaking. The key principle of the aim is to lessen the impacts of climate change, contributing towards resilience and ensuring that successful placemaking is adopted throughout the Council area for any new developments.	None.
	Population	Ensuring that the principles of sustainability, good design and resilience are adhered to will result in new development being located close to existing facilities, public transport routes, foot and cycle networks etc. (i.e. in a sustainable manner). Successful placemaking, alongside good quality design, will also ensure that new developments lead to physical and social regeneration should they take place in areas of deprivation. Therefore, the objective is likely to have significant positive environmental impacts on population.	None.
	Material Assets	Adhering to the principles of sustainability, high quality design and successful placemaking is likely to have significant positive environmental impacts on material assets as new developments will be located close to public transport hubs, provide areas of recreational open space and interlink with the existing footpath and cycle networks etc. which will enhance community assets, communities themselves contributing to resilience.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the medium to long-term as a result of this aim.	
Cumulative/Synergetic Impacts?		There are likely to have significant positive cumulative environmental impacts as a result of this aim, as new development proposals will be sustainably located and contribute toward the creation of resilient communities.	

Main Issue 2(c) → Aim 3: Direct development to sustainable locations which are located close to local services, facilities and local public transport networks.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	The Aim is likely to have significant positive impacts on the landscape and geology as it is concerned with directing development to sustainable locations. Redevelopment of vacant land within settlement boundaries will result in no adverse impacts on the landscape character of the area.	All developments should be located in areas where there are no impacts on the landscape character of the area.
	Biodiversity, Flora and Fauna	There are likely to be significant positive environmental impacts on biodiversity, flora and fauna by directing development to sustainable locations which is likely to avoid sensitive habitats and species.	It should be ensured that all developments do not cause or lead to fragmentation of existing habitats or species.
	Climate	Directing development to sustainable locations and vacant sites within settlements which are close to both existing public transport hubs and the strategic and local road network, is likely to reduce the impact of travel and the production of emissions into the atmosphere. In this regard, the objective is likely to have significant positive environmental impacts on climate.	It should be ensured that all developments are located close to existing public transport hubs or are on a public transport route and avoid, where possible developing on areas that are susceptible to flood risk or identify development design solutions to reduce the impact of flooding.
Natural Resources	Soil	Re-development of vacant sites within settlement boundaries is likely to have significant positive impacts on the environment especially where the re-use of vacant land will lead to the removal of soil contamination. Also by directing development to sustainable locations will ensure that soil resources are protected.	It should be ensured that all developments avoid being located on areas of prime quality or locally important areas of agricultural land.
	Air	There are likely to be significant positive impacts on air quality by locating development close to sustainable locations, especially close to existing public transport routes and hubs.	It should be ensured that all developments are located close to existing public transport hubs or are on a public transport route and are linked to existing footpaths and cycle routes.
	Water	There are also likely to be significant positive impacts on water quality as a result of directing development to sustainable locations. Therefore the objective is not likely to have detrimental impacts on the water environment or lead to degradation of water bodies.	Where possible, and dependent on location, new development proposals should aim to enhance the water environment.
Historic Environment	Listed Buildings	The direction of development to sustainable and accessible locations may result in the re-use of vacant and derelict buildings, within settlement boundaries, which may be listed or non-listed but located within designated areas such as Conservation Areas. This will enhance the overall built and visual quality of this area.	Where possible, and dependent on location, new development proposals should aim to enhance the historic environment.
	Conservation Areas	The direction of development to sustainable and accessible locations may result in the re-use of vacant and derelict buildings, within settlement boundaries, which may be listed or non-listed but located within designated areas such as Conservation Areas. This will enhance the overall built and visual quality of this area.	Where possible, and dependent on location, new development proposals should aim to enhance the historic environment.
	Gardens and designed landscapes	There is likely to be neutral impacts on historic gardens and designed landscapes, as development will be directed to sustainable locations and ensure that there will be no detrimental impacts on the character of these areas.	All developments should be located in areas where there are no detrimental impacts on the character historic gardens and designed landscapes of the area.
	Archaeological Sites/Areas	Adhering to the principles of sustainability should ensure that archaeological sites and areas are protected thus having significant positive environmental impacts.	None.
	Scheduled Monuments	Adhering to the principles of sustainability should ensure that assets such as scheduled monuments are protected thus having significant positive environmental impacts.	None.
	Historic Battlefields	East Ayrshire host's a single historic battlefield, the Battle of Loudoun Hill. This site is a protected asset and as such would not be considered to be an acceptable or	None.

		sustainable location, thus this aim will have significant positive impacts on Loudoun Hill retaining this site.	
Social Environment	Health	Directing development to sustainable locations, especially if these are located to close existing facilities, public transport routes, footpaths and cycle paths, is likely to have significant positive environmental impacts on human health.	New development should, where possible be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths.
	Population	By directing development to sustainable locations there are likely to be corresponding significant positive environmental impacts on population, especially if the objective ultimately leads to regeneration	As outlined above.
	Material Assets	Directing development to sustainable locations, especially if these are located close existing facilities, public transport routes, footpaths and cycle paths, is likely to have significant positive environmental impacts on material assets	As outlined above.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the medium to long term as a result of this Aim.	
Cumulative/Synergetic Impacts?		There are likely to be significant cumulative positive environmental impacts as a result of this objective if all, or the majority, of new development proposals are located in sustainable locations.	

Main Issue 2(d) → Aim 4: Ensure measures are in place to assist in reducing the effects of climate change and in meeting climate change targets

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	The impacts that this aim will have on landscape and geological features are uncertain.	None.
	Biodiversity, Flora and Fauna	There are likely to be significant positive environmental impacts as a result of this aim, especially if the objective helps to reduce the impact of climate change.	None.
	Climate	Aim 3 is likely to have positive environmental impacts as it is aimed at ensuring sustainability, integral to climate adaption, in the assessment of new development and futureproofing communities as well as contributing to climate change targets. It is likely to ensure that principles of sustainability and high design standards are followed which will have significant positive impacts on climate due to the reduction of the impacts of climate change and by ensuring that new developments are adaptable and resilient, incorporating zero or low carbon materials and construction practices.	None.
Natural Resources	Soil	The aim is likely to lead to the protection of important soil resources through adherence to the principles of sustainability and also be assisting in the reduction of the impact of climate change. Therefore, the objective is likely to have significant positive impacts in this regard.	None.
	Air	There are likely to be significant positive environmental impacts as a result of this aim, especially if the aim helps to reduce the impact of climate change.	None.
	Water	Ensuring that the principles of sustainability and high quality design are followed will help to enhance the water environment and water quality, especially if the objective contributes to the reduction in the impact of climate change.	None.
Historic Environment	Listed Buildings	The aim is likely to have significant positive environmental impacts as it is aimed at ensuring sustainability, lessening the impact of climate change, futureproofing communities. Developments will be directed to more sustainable locations which may result in the reuse and adaption of listed buildings within settlements having a positive impact on the historic environment.	None.
	Conservation Areas	Dependent on the location of new development, the aim could have significant positive environmental impacts on Conservation Areas and their character and appearance due to adhering to the principles of high quality design and successful place making while reducing the impacts of climate change on these areas.	Assessment measures should be in place to ensure that the character and amenity of conservation areas are retained.
	Gardens and designed landscapes	Dependent on the location of new development, the aim could have significant positive environmental impacts on Gardens and Designed Landscapes due to adhering to the principles of high quality design and successful place making.	None.
	Archaeological Sites/Areas	By adhering to the principles of sustainability and meeting climate change targets, this should ensure that archaeological sites and areas are protected thus having significant positive environmental impacts.	None.
	Scheduled Monuments	By adhering to the principles of sustainability and meeting climate change targets, this should ensure that archaeological sites and areas are protected thus having significant positive environmental impacts.	None.
	Historic Battlefields	The impact that this aim will have on East Ayrshire's Historic Battlefield (Loudoun Hill) is unknown at this stage.	None.
Social Environment	Health	The aim is likely to have significant positive environmental impacts on human health due to adhering to the principles of sustainability, lessening the impacts of climate change and ensuring that successful place making is adopted throughout the Council area for any new developments.	None.
	Population	By aiming to reduce the impacts on climate change and reduce emission production, new developments are likely to be located in more sustainable locations which are close to existing facilities, public transport routes, foot and cycle networks which will lead to successful placemaking. New developments will therefore contribute towards the physical and social regeneration of place, in areas of deprivation as identified within the SIMD datazones. Therefore, the aim is likely to have significant positive environmental impacts on population.	None.

	Material Assets	The aim intends to reduce the impacts of climate change and as success create resilient communities and successful places which is likely to have a significant environmental impact on material assets as new developments will be located close to transport hubs, provide areas of recreational open space and interlink with existing footpath and cycle networks and so on.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the medium to long term as a result of this objective.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive environmental impacts as a result of this objective if all, or the majority, of new development proposals are located in sustainable locations.	

Main Issue 2(g) → Aim 7: Strive for better infrastructure to assist in creating good quality places.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	Aim 7 is likely to have a significant positive and negative environmental impact as a result of cumulative effects as a result of improving infrastructure. Infrastructure improvements could result in new development being sited in more sustainable locations within which it was not before, increasing the environmental and locational spread of future impacts, which would have both a positive and negative impact on areas. Infrastructure provision includes transport, water, utilities, green infrastructure, digital provision as well as renewable energy. The further expansion and betterment of these is likely to have significant impacts on landscape and geology. However, specific infrastructure improvements, such as transport infrastructure is likely to have a significant negative impact on the landscape and the character of areas which are not currently urban in nature, but that infrastructure improvements makes the development of this more sustainable.	Any development should be carefully designed to mitigate the negative impacts that they could have on the landscape character of the given area. Additional screening/planting should be incorporated into the design, ensuring that rural landscape character in particular is protected from any infrastructure improvement works and developments.
	Biodiversity, Flora and Fauna	There is potential for infrastructure improvements to have a detrimental impact on biodiversity, flora and fauna through atmospheric pollutants and detrimental impacts on the water environment. However, LDP2 policy will seek to ensure the protection and retention of regionally, nationally and locally important nature conservation sites. Infrastructure improvements will therefore only be supported in appropriate locations where it is not considered that they will have a detrimental impact on nature in terms of biodiversity, flora and fauna. As such, this aim is considered to have a both significant positive and negative impact on biodiversity, flora and fauna.	Ensure that infrastructure improvements are appropriately located and do not have a detrimental impact on regionally, nationally and locally important nature conservation sites in relation to biodiversity, flora and fauna.
	Climate	Particular areas within East Ayrshire are significantly congested at peak times such as the Bellfield Interchange in Kilmarnock and the centre of Mauchline, particularly Mauchline Cross. This could have consequences for climate and air quality and further development could exacerbate the impact traffic congestion has in these areas. However, enhancing transport infrastructure, and active travel and green networks should reduce these adverse impacts. In conclusion, the Aim 7 is likely to have significant positive and negative environmental impacts on climate factors.	Development should be located within sustainable and appropriate locations, utilising sustainable construction methods and materials and should be used to further contribute to the Scottish Government's climate change targets.
Natural Resources	Soil	Infrastructure improvements may result in the loss of significant areas of locally important and prime quality agricultural land, which would have a significant negative impact on soils. However, as no specific proposal or location for improvements has not been proposed at this stage, the impacts on soils cannot be determined as these will be locally specific. The impacts are therefore uncertain.	None.
	Air	Improved infrastructure may result in an increased road network which in turn may result in increased traffic flow through East Ayrshire. However, this will have a positive impact on congestion. Ultimately, however, there is also the possibility that at peak times, air quality may be affected due to the continuation of traffic flowing through this area, which could have a negative impact on air quality. Overall, this aim is likely to have significant positive and negative environmental impacts on air quality. It is noted that this overarching aim would require other policies and proposals to be put forward and carried out in order to achieve its objective. It is therefore not stand-alone in nature in terms of its potential significant environmental impacts.	Where infrastructure improvements may be taking place, nearby residential areas should be monitored for any increases in air pollution which could lead to national air quality standards being breached on an individual or cumulative basis. Should standards be breached then mitigation measures will need to be adopted in consultation with Environmental Health.

	Water	As outlined above, improved infrastructure may result in an increased road network which will in turn lead to increased impermeable surfaces which may contribute to or exacerbate surface water flooding. This would have a significant negative impact on the water environment. However, improved infrastructure may also result in increased flood management practices and mechanisms as well as improved drainage. This would have a significant positive impact on the quality of the water environment.	Where possible, and dependent of the location of the development, new developments should aim to enhance the water environment. New developments should consider, incorporate and implement Sustainable Urban Drainage Systems (SUDs).
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Aim 7 is likely to have significant positive impacts, in terms of the social environment, as well as health, as it seeks to improve the infrastructure and services available to residents and visitors in order to create a good quality place.	None.
	Population	Improvements to infrastructure are likely to have significant positive impacts, in terms of population, as this aim will seek development to be more sustainable and appropriate, which will ultimately make East Ayrshire a more attractive place to live, work and visit.	Infrastructure improvements will enable new residential developments to further benefit from public transport networks, bus stops and improved road networks as well as cycling and walking networks which are more sustainable to be more integrated.
	Material Assets	Infrastructure improvements are likely to have a significant positive impact on material assets which will be more accessible, better connected and integrated. There is also potential for public open spaces to be increased. However, infrastructure improvements are likely to lead to increased waste production (from both residential and non-residential uses), which cumulatively, will have significant negative impacts on materials assets. In conclusion, there are likely to be significant positive and significant negative environmental impacts on material assets as a result of this objective.	Where possible, green infrastructure should be increased and improved. Any new residential areas should be connected and integrated into the existing public transport network, to ensure that sustainable transport is integrated into the new development. Developers should ensure that there is adequate capacity in the local water infrastructure to allow for new development to take place.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive and negative environmental impacts as a result of this objective. However, it is noted that these are reliant on other policies, proposals and objectives being achieved.	
Cumulative/Synergetic Impacts?		Infrastructure improvements are anticipated to have cumulative impacts and implications on the environment across East Ayrshire. In terms of synergistic impacts, these are likely to have positive and negative impacts as a result of the preferred option.	

Main Issue 2(h) → Aim 8: Ensure there is access to employment opportunities, and services through the provision of a high quality green network and active travel network.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This is a far-reaching objective which covers employment, services, high quality green spaces as well as active travel. However, it is likely to have a significant positive environmental impact as it promotes the provision of high quality green network which could result in additional green spaces contributing positively to a green network corridor.	None.
	Biodiversity, Flora and Fauna	While Aim 8 is far-reaching, it includes the objective to provide a high-quality green network. This network is likely to have significant positive environmental impacts on biodiversity, flora and fauna as it will provide additional nature spaces providing habitat opportunities for species and flora. However, it is noted that this is highly dependent on the nature, location and implementation of additional policies as well as LDP2 allocations which have not yet been determined at this stage of the LDP2 preparation process.	Ensure that LDP2 contains robust policy relating to green infrastructure provision within new development and that development incorporates placemaking and design principles. In order for green spaces to be considered to be of high-quality, they must be connected, large and multifunctional. It should be ensured that existing areas of this nature are safeguarded, and new areas are encouraged and supported by an appropriate policy framework.
	Climate	While Aim 8 is far-reaching, the objective to provide an active travel network is considered to be appropriate and positive. By supporting and providing cycling and walking networks, this aim will have a significant positive impact on the reduction of greenhouse gas emission, helping to achieve emissions reduction targets set by the Scottish Government. This is also likely to reduce traffic congestion which has a negative impact on air quality and climate. The provision of high quality green infrastructure will also have significant positive impacts in terms of climate change mitigation, as this will act as additional buffer to protect assets from surface water flooding but increasing natural surface infiltration and attenuation.	It should be ensured that any development provides direct links into existing public transport routes, as well active travel routes. Ensure that all future developments contribute towards a high quality green network and integrate green spaces and natural surfaces into the development proposal.
Natural Resources	Soil	The provision of a high-quality green network should have a significant positive environmental impact on soil retention and soil quality.	None.
	Air	By supporting and providing cycling and walking networks, this aim will have a significant positive impact on the reduction of greenhouse gas emission, helping to achieve emissions reduction targets set by the Scottish Government. This is also likely to reduce traffic congestion which has a negative impact on air quality and climate. This aim strives to ensure that there is provision of a high quality green network and active travel network to ensure better access to employment opportunities, reducing the reliance on cars which stems from poor pedestrian accessibility. This will in turn reduce the need to travel by car, therefore reducing detrimental impacts on air quality. Aim 8 is therefore likely to have significant positive environmental impacts.	Where infrastructure improvements take place, nearby residential areas should be monitored for any increases in air pollution which could lead to national air quality standards being breached on an individual or cumulative basis. Should standards be breached then mitigation measures will need to be adopted in consultation with Environmental Health.
	Water	The environmental impacts of Aim 8 on the water environment are dependent on the nature, location and implementation of additional policies and LDP2 allocations which have not been determined at this stage of the MIR SEA assessment. The impacts of this aim on the environment are unknown at this stage of the process.	Where possible, and dependent of the location of the development, new developments should aim to enhance the water environment.

Historic Environment	Listed Buildings	The provision and enhancement of a high quality green network is likely to have a neutral impact on the historic environment. LDP2 will contain a policy which will support the protection of listed buildings from inappropriate development which can include path networks.	None.
	Conservation Areas	As outlined above.	None.
	Gardens and designed landscapes	As outlined above.	None.
	Archaeological Sites/Areas	As outlined above.	None.
	Scheduled Monuments	As outlined above.	None.
	Historic Battlefields	As outlined above.	None.
Social Environment	Health	Aim 8 is likely to have significant positive environmental impacts on health. It is noted that it will not have an environmental impact on its own and will be reliant on the implementation of additional LDP2 policies.	None.
	Population	This aim is likely to have a significant positive environmental impact on population. The provision of an active travel network and a high quality green network should enhance accessibility for all.	None.
	Material Assets	Aim 8 is likely to have a significant positive impact on material assets as it will result in increased access and use of facilities. It will also potentially encourage additional services, businesses and industrial uses into the area. As the aim focuses on an active travel network, it should protect core paths and rights of way from new workings. Should this be the case, then this is likely to have significant positive environmental impacts.	Ensure that the LDP seeks to safeguard and enhance core paths. The provision of new open space should conform to the guidelines that will be contained within LDP2, offering both recreation and amenity open spaces which creates a strong sense of place.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive environmental impacts as a result of this aim.	
Cumulative/Synergetic Impacts?		The aim is anticipated to have cumulative impacts and implications on the environment across East Ayrshire. In terms of synergistic impacts, these are likely to have positive impacts as a result of this Aim.	

Main Issue 2(i) → Aim 9: Encourage low carbon solutions and ensure there is a responsible and justified approach to renewable energy development.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Aim 9 is likely to have a significant positive and negative environmental impacts on landscape and geology as a result of renewable energy developments. The aim itself strives to ensure that there is a responsible approach to low carbon solutions that will avoid or reduce any negative impacts on the landscape. As such, it will likely have a positive impact on landscape character. The impact of wind energy developments on East Ayrshire's landscape is evident now. There is a significant demand for this type of renewable development, and pressure experienced from the Scottish Government in order to meet targets. The nature of large scale windfarms is likely to change the rural landscape character of East Ayrshire. This aim recognises that certain low carbon solutions might have a significant adverse impact on landscape and geology and seeks to mitigate against this.	A policy framework should ensure that important geological resources and adverse impacts on landscape, where appropriate are avoided and protected from low carbon developments. Where this is not possible, mitigation measures such as screening or enhancing the design of developments to minimise any adverse impacts on landscape should be implemented.
	Biodiversity, Flora and Fauna	Aim 9 seeks to ensure a responsible approach to renewable energy developments which will protect and exclude Natura 2000 sites, SSSI's and local nature conservation sites from renewable energy developments. A responsible a justified approach will safeguard these sites. It is important to note that this is an overarching objective, and will rely on a robust policy framework to ensure that this aim is achieved.	None.
	Climate	Aim 9 intends to encourage low carbon solutions and a justified approach to renewable energy development, having a significant environmental impact. However, it is noted that this is dependent on other policies and proposals within LDP2 being implemented. The promotion of low-carbon solutions will have a significant positive impact on climate factors, reducing greenhouse gas emissions and increasing energy efficiency.	None.
Natural Resources	Soil	A responsible and justified approach to low carbon solutions and renewable energy should have a significant positive environmental impact on soils. It is noted that this objective being achieved is reliant on the implementation of a policy framework which safeguards locally important soils such as: carbon rich and peat, other organic soils, raised bogs and blanket bogs as well as ancient woodland. A policy framework will be in LDP2 which will ensure that important geological resources (such as carbon rich soils, peatland, raised bogs, blanket bogs as well as other organic soils) are avoided and protected from renewable energy developments.	None.
	Air	This aim is likely to have a significant positive cumulative environmental impact on the air quality of East Ayrshire.	None.
	Water	Large scale renewable developments may have a significant negative environmental impact on the water environment. However, it is noted that Aim 8 outlines the need for a responsible and justified approach to renewable energy development and as such direct impacts are context dependent which cannot be determined for his objective. In conclusion, the environmental impacts of this objective on the water environment are unknown.	A policy framework will be in place to ensure that there are no detrimental impacts to the water environment and that there is no degradation of water bodies.
Historic Environment	Listed Buildings	As this aim encourages the use and integration of low carbon solutions, adhering to principles of sustainability, this is likely to have significant positive impacts on the setting of listed buildings, safeguarding their survival through the promotion of their restoration and reuse as well as while integrating low carbon solutions.	None.
	Conservation Areas	As outlined above, the promotion of low carbon solutions in order to adhere to the principles of sustainability, is likely to have significant positive impacts on the setting of conservation	None.

		areas and will safeguard the future of these historically important locations through the promoting the restoration and reuse of historic buildings integrating low carbon solutions. This could in turn have positive impacts on conservation areas.	
	Gardens and designed landscapes	As this aim encourages the use and integration of low carbon solutions, adhering to principles of sustainability, this is likely to have significant positive impacts on gardens and designed landscapes.	Ensure there is a policy framework in place to safeguard gardens and designed landscapes within East Ayrshire from adverse impacts, such as visual impacts.
	Scheduled Monuments	As this aim encourages the use and integration of low carbon solutions, adhering to principles of sustainability, this is likely to have significant positive impacts on scheduled monuments.	None.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	As this aim encourages the use and integration of low carbon solutions, adhering to principles of sustainability, this is likely to have significant positive impacts on archaeological sites/areas.	Ensure there is a policy framework within LDP to protect sites of archaeological importance and to minimise, or, if possible, avoid any adverse impacts on these sites of importance.
Social Environment	Health	By encouraging the utilisation of low carbon solutions, this aim is likely to have a significant positive impacts on climate factors, reducing greenhouse gas emissions and increasing energy efficiency and in turn having a positive impact on human health. Thus, having a significant positive environmental impact.	Ensure through the LDP, that communities are protected from any adverse impacts of low carbon developments such as windfarms which can have a detrimental impact on human health and wellbeing, by way of noise and light pollution, ear ringing, headaches and sleep disruption should these be located in close proximity to residences.
	Population	By encouraging the utilisation of low carbon solutions, this aim is likely to have a significant positive impacts on climate factors, reducing greenhouse gas emissions and increasing energy efficiency and in turn having a positive impact on population. Thus, having a significant positive environmental impact.	Ensure through the LDP, that communities are protected from any adverse impacts of low carbon developments such as windfarms which can have a detrimental impact on human health and wellbeing, by way of noise and light pollution, ear ringing, headaches and sleep disruption should these be located in close proximity to residences.
	Material Assets	By encouraging the utilisation of a range of low carbon solutions, this aim is likely to have a significant positive impacts on material assets, increasing resilience to climate change and its impacts.	Developments should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long term significant positive and negative environmental impacts as a result of this objective.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of this objective.	

Main Issue 2(j) → Aim 10: Ensure there is a responsible and justified approach to minerals extraction with appropriate restoration and aftercare,

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	Aim 10 is likely to have a significant environmental impact as it seeks to ensure a responsible and justified approach to mineral extraction and appropriate restoration and aftercare of previously worked minerals sites, improving the landscape character of these sites which have been depleted. There will be a policy framework within LDP2, which seeks to minimise the negative impacts of minerals extraction on people and to reduce the impacts of extraction on the landscape. However, it is recognised that any form of extraction of material from the land will have an adverse impact on natural features, resources and on people, thus having a negative impact the option is likely to have significant negative impacts as it involves extracting from sites, even though a justified approach will be adopted.	Ensure any significant negative impacts in areas subject to coal extraction are minimised in terms of landscape, noise, light, biodiversity and on human experience.
	Biodiversity, Flora and Fauna	Aim 10 is likely to have significant positive environmental impacts on biodiversity, flora and fauna as it proposed a responsible and justified approach to minerals extraction, ensuring aftercare and restoration provisions. This overarching aim, works alongside a policy framework contained within the MIR which supports the protection of nationally and locally important nature conservation sites which are important in terms of their biodiversity, flora and fauna.	None.
	Climate	This objective is likely to have a significant positive impact as it illustrates that a justified and responsible approach will be adopted to extraction and that appropriate restoration and aftercare measures will be required. However, given the nature of coal extraction workings, there are likely to be negative impacts in terms of climate. The overall impact on climate, would therefore be considered to be significant positive and significant negative.	Ensure any significant negative impacts in areas subject to coal extraction are minimised in terms of landscape, noise, light, biodiversity and on human experience.
Natural Resources	Soil	This objective is likely to have a significant positive impact as it illustrates that a justified and responsible approach will be adopted to extraction and that appropriate restoration and aftercare measures will be required, which will have a significant positive impact on soil. However, given the nature of coal extraction workings, there are likely to be negative impacts. The overall impact on soil, would therefore be considered to be significant positive and significant negative.	Ensure any significant negative impacts as a result coal extraction, restoration or aftercare in terms of soil are minimised and monitored.
	Air	The continued extraction within existing coal sites is likely to have environmental impacts on air. The assessment of environmental impacts on air should be carried out at a site specific level or an assessment of policies that are implement the main issues in the LDP2. However, there are likely to be significant negative impacts, in terms of air, due to the nature of minerals extraction. However, this aim recognises the potential for adverse impacts and strives to minimise these. As such, this aim is likely to have significant positive and negative environmental impacts.	The assessment of environmental impacts of air should be carried out at a site specific level or an assessment of the policies that implement the main issues in the LDP2.
	Water	A number of the surface coal sites (at varying levels of completion: extraction, aftercare, restored) contain water bodies within their boundaries. Under the MLDP there is a policy framework in place which protects water bodies and ground water. It is proposed to incorporate this policy framework into LDP2. It is considered that there are likely to be neutral impacts on the water environment as a result of Aim 10.	Ensure that there is a robust and effective policy framework in place to protect water bodies and ground water and that mitigates flood risk.
Historic Environment	Listed Buildings	Although it is not anticipated that minerals extraction within surface coal sites will have a significant detrimental impact on the setting and character of listed buildings, a policy framework will be in place to safeguard category A listed buildings from minerals	Ensure that there is a robust and effective policy framework in place to safeguard listed buildings.

		development. The character of B and C listed buildings will also be safeguarded. Thus, this aim will have a significant positive environmental impact on listed buildings.	
	Conservation Areas	As outlined above, a policy framework will be developed to safeguard conservation areas from minerals extraction, this is also contained within the MDLP (2020).	Ensure that there is a robust and effective policy framework in place to safeguard conservation areas.
	Scheduled Monuments	As outlined above, a policy framework will be developed to safeguard Scheduled Monuments from minerals extraction, this is also contained within the MDLP.	Ensure that there is a robust and effective policy framework in place to safeguard Scheduled Monuments.
	Gardens and designed landscapes	As outlined above, a policy framework will be developed to safeguard Gardens and Designed Landscapes from minerals extraction, this is also contained within the MDLP.	Ensure that there is a robust and effective policy framework in place to safeguard Gardens and Designed Landscapes.
	Historic Battlefields	This aim is unlikely to have any impacts on East Ayrshire's historic battlefield (Battle of Loudoun Hill), as there will be a policy framework in place which directs minerals development away from historical features. In overall terms, impacts are therefore considered to be neutral.	Ensure the Proposed Plan contains a robust policy framework to direct development which will have a significant negative impact on the historic environment away from historic features such as battlefield sites.
	Archaeological Sites/Areas	In accordance with Aim 10 development which is likely to have a significant detrimental impact on archaeological sites/areas should be avoided.	As outlined above.
Social Environment	Health	By focusing on a responsible and justified approach to minerals extraction (with appropriate restoration and aftercare), Aim 10 supports the approach and policies of the MLDP integrating it into LDP2. The MLDP has a policy framework which is concerned with protecting communities from all types of minerals extraction development. This aim, although overarching, is likely to have a significant positive impact on health, compared to progression of the LDP2 without it.	None.
	Population	As outlined above. Aim 10, although overarching in nature, is likely to have a significant positive impact on population, compared to progression of the LDP2 without consideration of the MLDP and the impacts of minerals extraction on communities.	None.
	Material Assets	As outlined above, although overarching in nature, Aim 10 is likely to have significant positive environmental impacts on material assets.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive and negative short, medium and long-term impacts on the environment as a result of this aim.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergist environmental impacts as a result of this aim, protecting the environmental receptors from detrimental impacts through a responsible and justified approach to minerals extraction, aftercare and restoration.	

Main Issue 2(k) → Aim 11: Protect and enhance the built and natural features of East Ayrshire’s historic environment.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/Enhancement
Natural Features	Landscape and Geology	Aim 11 is likely to have significant environmental impacts in relation to all natural features as it is concerned with the conservation and enhancement of the natural and built features of East Ayrshire’s historic environment. Protecting environmentally sensitive areas is likely to have a significant positive environmental impacts. Development in these areas will not be supported if they are likely to have a detrimental impact on the landscape character or indeed on important geological resources.	None.
	Biodiversity, Flora and Fauna	The protection and enhancement of natural resources such as regionally important and locally important nature conservation sites is likely to have a significant positive environmental impact on biodiversity, flora and fauna.	None.
	Climate	The protection and enhancement of natural features will include areas of raised bogs, intermediate and blanket bogs, other organic soils, as well as ancient woodland, therefore having significant positive environmental impacts on climate as these areas act as a significant carbon sink.	None.
Natural Resources	Soil	This aim will protect areas of raised bog, regionally important geological resources, intermediate and blanket bog, other organic soils, and will therefore have a significant positive environmental impact on soils.	None.
	Air	Protecting environmentally important areas for nature conservation is likely to have significant positive impacts on air quality as it will be protecting those resources that help with photosynthesis etc.	None.
	Water	Ensuring that environmentally important areas for nature conservation are protected is likely to have significant positive environmental impacts as it is likely to enhance the water environment by ensuring that development does not cause detrimental impacts in these areas.	None.
Historic Environment	Listed Buildings	The protection and enhancement of the built and natural features in the historic environment, is likely to have a significant positive environmental impact.	None.
	Conservation Areas	As outlined above, with regards to conservation areas.	None.
	Gardens and Designed Landscapes	As outlined above.	None.
	Archaeological Sites/Areas	As outlined above.	None.
	Scheduled Monuments	As outlined above.	None.
	Historic Battlefields	As outlined above.	None.
Social Environment	Health	This aim is likely to have a significant positive impacts on people as it is focused on supporting the protection, and enhancement of both the built and natural historic environment.	None.
	Population	As outlined above.	None.
	Material Assets	As outlined above.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the short, medium and long term as a result of this aim.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive cumulative environmental impacts as a result of this aim, which aims to safeguard, protect and “enhance” the natural and built environment from any significant detrimental impacts.	

Main Issue 2(l) → Aim 12: Protect and enhance our diverse natural environment.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	There are likely to be positive environmental impacts on natural features as a result of protecting and enhancing the natural environment. It is noted that Aim 11 will ultimately lead to policies being developed and implemented, the Aim is overarching in nature and seeks to ensure that the LDP will protect and enhance the natural environment. Aim 12 is likely to have significant positive environmental impacts in relation to landscape and geology as it is concerned with the conservation and enhancement of the natural environment and its landscape character.	None.
	Biodiversity, Flora and Fauna	The protection and enhancement of natural resources, such as regionally important and locally important nature conservation sites is likely to have a significant positive environmental impact on biodiversity, flora and fauna.	None.
	Climate	The protection and enhancement of East Ayrshire's diverse natural environment, including natural resources, such as regionally important and locally important nature conservation sites, peatland, raised, intermediate or blanket bogs, as well as ancient woodland is likely to have a significant positive environmental impact on climate, as these sites act as an important natural flood water attenuation, flood plains and carbon sink.	None.
Natural Resources	Soil	This aim will protect regionally important geological resources, areas of raised, intermediate or blanket bog, other organic soils, and will therefore have a significant positive environmental impact on soils.	None.
	Air	Protecting environmentally important areas for nature conservation is likely to have significant positive impacts on air quality as it will be protecting those resources that help with photosynthesis etc.	None.
	Water	Ensuring that environmentally important areas for nature conservation are protected is likely to have significant positive environmental impacts as it is likely to enhance the water environment by ensuring that development does not cause detrimental impacts in these areas.	None.
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Aim 12 is likely to have significant environmental impacts as it is focused on supporting the protection, enhancement and restoration of the natural environment. However, it is noted that this is dependent on the type of priority sites identified within the LDP2's Placemaking Maps, Local Place Plans as well as historic environment designations and associated policy criteria. As such, the exact environmental impacts that this will have on health are uncertain and site specific.	None.
	Population	As outlined above, this Aim is likely to have significant environmental impacts on population. However, the exact impacts are uncertain.	None.
	Material Assets	The preferred option is likely to have a significant positive impact, in terms of, built and natural assets, such as greenspaces, natural flood management processes, path networks and agricultural land.	None.
Short, Medium or Long Term Impact?		This aim is likely to have a medium to long-term impact on the environment.	
Cumulative/Synergetic Impacts?		There are unlikely to be cumulative or synergistic impacts.	

Main Issue 2(m) → Aim 13: Encourage tourism opportunities in East Ayrshire, in particular those that protect and enhance East Ayrshire's rich landscape, history and cultural heritage.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Aim 13 is likely to have significant positive environmental impacts in relation to all environmental topics as it is concerned with the conservation and enhancement of the natural and built environment, in terms of landscape, history and culture. However, attracting visitors to existing and new tourism developments could have a significant negative environmental impact on landscape character and geological resources. For example, if visitors are actively encourage to explore the rural landscape and wildlife areas. Potential new recreational uses which attract tourists could detrimentally alter the rural landscape character of areas. The creation of new tourism developments could have a significant environmental impact but these are dependent on what type of tourism development opportunities are brought forward and the site specific context of the location. At this stage, it is difficult to determine if there is an impact and what this is likely to be.	Tourism development should be directed away from protected environmental areas, if is likely to have detrimental impacts on the landscape or important areas of geology. Any new tourism development should only be allowed where the landscape can absorb the development without any impact on the character of the area and where the development(s) would not result in the loss of geological resources.
	Biodiversity, Flora and Fauna	The attraction of visitors to tourism attractions could have significant negative environmental impacts on biodiversity, flora and fauna, especially if these tourist attractions, for example, are located within Country Parks or in the rural area. The creation of new tourist opportunities and developments could have significant environmental impacts but these are dependent on what type of tourism development is proposed. At this stage, it is difficult to determine likely impacts. The impact is therefore likely to be unknown, as it is unknown where opportunities will be located.	As outlined above, but in relation to the biodiversity, flora and fauna.
	Climate	Encouraging further tourism opportunities and developments within East Ayrshire could impact on climate if the opportunities/attractions are not sustainably located or encourage people to visit these sensitive locations. If the sites are not close to or on public transport routes, then there could be significant negative environmental impacts on climate, mostly associated within a proliferation of private car use. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism opportunities/developments are being proposed and its location. The impacts are therefore uncertain at this stage.	It should be ensured that all new tourism development is located close to existing public transport hubs or are on a public transport route and avoid developing on areas that are susceptible to flood risk.
Natural Resources	Soil	Attracting visitors to existing and new tourism opportunities/developments could have significant negative environmental impacts on soil resources, if people are actively encourage to explore rural wildlife areas, for example, Special Areas of Conservation or SSSIs. The Plan will have a robust policy framework to direct development away from areas where carbon rich soils, peatland, prime agricultural land etc. are located. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being encouraged/promoted/proposed and the context of the location.	Tourism development should not be directed away from protected environmental sites or areas, if they are likely to have detrimental impacts on the important soil resources. Any new development which is encouraged should only be allowed where they do not result in the loss of prime agricultural land or other important soil resources such as Carbon Rich soils and peat.
	Air	Increasing tourism within East Ayrshire could impact on air quality if the tourist attractions are not sustainably located or encourage people to visit sensitive areas. If the locations are not near public transport routes, then there could be significant negative environmental impacts on air quality, mostly associated with a proliferation of private care use. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development/opportunities are encouraged/proposed and the site specific location. The Plan will have a robust policy framework to direct development to sustainable locations and seek to promote sustainable transport. In overall terms, impacts are considered to be unknown.	It should be ensured that new tourism development is located close to existing public transport hubs or are on a public transport route.

	Water	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on the water environment. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that any new tourism development avoid developing on areas that are susceptible to floor risk. Tourism development should also avoid any degradation of water bodies and/or detrimental impact on the water environment.
Historic Environment	Listed Buildings	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on the listed buildings. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on listed buildings and/or their setting.
	Conservation Areas	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on conservation areas. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on conservation areas and/or their setting.
	Gardens and designed landscapes	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on gardens and designed landscapes. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on gardens and designed landscapes and/or their setting.
	Archaeological Sites/Areas	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on the archaeological sites/areas. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on archaeological resources or areas.
	Scheduled Monuments	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on the Scheduled monuments. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on scheduled monuments.
	Historic Battlefields	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on the historic battlefields. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	It should be ensured that tourism development do not detrimentally impact on East Ayrshire's Historic Battlefield. "Loudoun Hill".
Social Environment	Health	Encouraging tourism opportunities and developments could increase the tourism offer within East Ayrshire, which could impact on health, especially if the tourism opportunity/attraction is to do with recreation. In this instance there is likely to be significant positive environmental impacts.	None.
	Population	Increasing tourism within East Ayrshire could impact population through short-term increases in visitor numbers within any one area. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of tourism development is being proposed and its location.	None.
	Material Assets	Increasing tourism within East Ayrshire could impact on the material assets by encouraging people to use core paths and cycle paths or lead to further new developments of recreational tourism pursuits. In this instance there is likely to be significant positive environmental impacts.	None.
Short, Medium or Long Term Impact?		Attracting visitors to the area could have significant negative environmental impacts in the short, medium and long terms, but this is ultimately dependent on where the existing or new tourist attraction is, if it is near public transport routes and if it likely to impact on sensitive areas.	
Cumulative/Synergetic Impacts?		As it is difficult to predict where new tourist attractions may be developed, it is equally difficult to predict if there will be cumulative and/or synergistic impacts as a result of new development for cumulative and synergistic impacts to occur there would be to be more than on (existing or new) tourist development in the same area. At this stage, the location and number of tourist attractions in the one location or area is unknown.	

Main Issue 2(n) → Aim 14: Recognise the changing face of retail whilst promoting our town centres.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A
	Biodiversity, Flora and Fauna	Aim 14 focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to be as this is dependent on what type of approach adopted.	None.
	Climate	Aim 14 focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on climate as this is dependent on what type of approach adopted. Changes in retail, towards more serviced based and health orientated uses could have positive impacts on climate as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks.	None.
Natural Resources	Soil	Aim 14 focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on soil as this is dependent on what type of approach adopted.	None.
	Air	As outlined above, with regards to air.	None.
	Water	As outlined above, with regards to water.	None.
Historic Environment	Listed Buildings	Aim 14 focuses on town centres which are urban in nature, this tends to be where listed buildings are concentrated. For example, a large volume of listed buildings and conservation areas are located in close proximity to Kilmarnock Town Centre boundary as it is currently identified in the EALDP (2017). However, it is difficult to predict with any accuracy what the impact is likely to be as this aim is general. There is potential for the aim to have positive impacts on listed buildings, encouraging their re-use within town centres. There is also potential for developments to have a negative impact on the setting of listed buildings. However, the impacts of this aim are largely unknown.	The approach adopted should ensure that the character of listed buildings are retained, protected, and where possible enhanced with no detrimentally impact on listed buildings and/or their setting.
	Conservation Areas	As outlined above. There is potential for the aim to have both positive and negative impacts on conservation areas within town centres as a result of encouraging a range o additional uses to the centre, however this could have a detrimental impact on the setting of these designations. However, impacts are largely unknown at this stage.	The approach adopted should ensure that there no detrimental impacts on the historic character of conservation areas and/or their setting.
	Gardens and designed landscapes	Aim 14 focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on what type of approach adopted.	None.
	Archaeological Sites/Areas	Aim 14 focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on what type of approach adopted.	None.
	Scheduled Monuments	As outlined above, with regards to scheduled monuments.	None.
	Historic Battlefields	As outlined above, with regards to historic battlefields.	None.
Social Environment	Health	There is potential for Aim 14 to have significant positive environmental impacts on health. However, the precise impacts are hard to determine. As retail offer within town centres is declining, town centres need to adapt and integrate different uses in order to survive. This could include health related facilities such as GPs, clinics, beauticians, therapists etc. This could increase the accessibility of these facilities to residents and have a positive impact on their health.	None.

	Population	There is potential for Aim 14 to have significant positive environmental impacts on population. However, the precise impacts are hard to determine. As outlined above, changes in town centre uses could result in increased town centre living and populations.	None.
	Material Assets	There is potential for Aim 14 to have significant positive environmental impacts on material assets. It could result in increased green infrastructure within the town centres as well as community facilities.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive and negative environmental impacts in the short, medium and long term as a result of this objective.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative environmental impacts as a result of this objective, which aims alter the use of town centres in recognition of the changing face of retail. This could concentrate and centralise a mix of uses.	

CHAPTER 3: SPATIAL STRATEGY

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 3 (a) → Spatial Strategy Priority: Ayrshire Growth Deal (Project 1): National Energy Research Demonstrator (NERD), Cumnock				
	Receptor	Analysis of the Significant Environmental Impact		Mitigation/enhancement
Natural Features	Landscape and Geology	<p>The site to the north of Auchinleck, which has been identified as a potential site or NERD is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. The development of this site could have significant impacts on landscape, as this is a prominent site. However, it is hard to determine at this stage of the assessment. Overall, at this stage it is difficult to determine what impact the project will have as the exact location and scale of the proposed use have not yet been determined. Further assessment work will be undertaken as part of the Proposed Plan stage.</p> <p>The site identified to the north-west of Cumnock is classified as “Agricultural Lowland”(character type 66) as outlined above and “Lowland River Valleys – Ayrshire” (SNH Character type 68). Key characteristics of this classification is the predominantly pastoral farming character, incised and narrow river valleys, rich woodland, limited settlements and views tend to be enclosed. There is potential for the development of this site to have an adverse impact on the landscape character of Cumnock, as the site is largely identified as safeguarded open space within the EALDP (2017). The site is contained in the settlement boundary of Cumnock. This could have negative impacts on the visual and recreational amenity of the surrounding community. The option should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock to a low carbon society. However, it is anticipated that the NERD project will have a may have a negative impact on landscape during the construction stages of the centre. In overall terms impacts are likely to be both positive and negative.</p>		The development should utilise appropriate natural screening to minimise any detrimental visual impacts that the NERD building will have on the landscape character of the area.
	Biodiversity, Flora and Fauna	<p>The site to the north of Auchinleck, which has been identified as a potential site or NERD is contained within several of CSGN's, including: Neutral Grassland Network (non-core; high dispersal), acid grassland (non-core; moderate dispersal), woodland (non-core; moderate-high dispersal). The site also contains areas of native woodland (wet woodland; lowland mixed deciduous of young maturity). This site, although not designated, is of high biodiversity value. The development of this site would likely result in the loss and/or fragmentation of these habitats, which does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives.</p> <p>The site to the north-west of Cumnock (above the Barony Campus) which has been identified as a potential site or NERD is contained within the CSGN's woodland network (non-core; high dispersal) and woodland hotspot (Rank: 16). The development of this site would likely result in the loss and/or fragmentation this woodland network, which</p>		Any development at the potential locations for NERD should ensure that natural features are retained and, if necessary new features planted to act as natural screening. Where natural features are lost as a result of this development, new trees and other natural features should be planted throughout the development to create a sense of place and also to encourage new forms of green infrastructure,

		does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives. However, it is noted that this site is contained within the settlement boundary of Cumnock.	habitat networks and biodiversity to be formed.
	Climate	The NERD project should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock and Auchinleck to a low carbon society. The vision and aims of the project will improve the natural resources of East Ayrshire with the reduction of greenhouse gases, having a positive impact on climatic factors. In terms of connectivity the sites identified for NERD are relatively well connected in terms of core paths and rights of way. In overall terms, impacts on climatic factors are likely to have a significant positive impact.	None.
Natural Resources	Soil	<p>The site to the north of Auchinleck, identified as a potential site or NERD, is partially contained within the Coal Authority's Development High Risk area, with potentially negative impacts as a result of its previous use. The site also contains two small pockets of potentially contaminated land, the development of which, could have a positive impact on soil through the treatment and/or removal of contaminated land.</p> <p>The site to the north-west of Cumnock, contains a large area of contaminated land, and is in close proximity to additional areas of contamination. The development of the site is likely to have positive impacts on soil, through the treatment and/or removal of contaminated soils. The site is contained within the Coal Authority's Development Low Risk Area, the development of which could have potentially negative impacts as a result of its previous use.</p>	None.
	Air	The NERD project should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock and Auchinleck to a low carbon society. The vision and aims of the project will improve the natural resources of East Ayrshire with the reduction of greenhouse gases. The project will look to decarbonise the transport system with the increased use of active travel networks and electric vehicles, resulting in a reduction in air pollution. Both sites identified have strong access connections in terms of existing active travel provisions, the sites are connected to rights of way and core path networks. There is potential for the site to contribute negatively towards greenhouse gas emissions through the proliferation of private car use. It is considered that impacts will be net positive. In overall terms, impacts are likely to be both positive and negative.	Once developed, air quality and traffic levels could be monitored within the given area should be monitored. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. Where possible the developments should adopt zero carbon technologies in order to reduce greenhouse gas emissions.
	Water	<p>The site identified to the north of Auchinleck is subject to a moderate area of low-medium fluvial flood risk as a result of the Dippol Burn. This could potentially be alleviated through appropriate design, however, this is hard to determine at this stage of the assessment. There is potential or this to have significant negative impacts on the water environment, subject to appropriate mitigation.</p> <p>The site identified to the north-west of Cumnock is subject to low-high fluvial flood risk. There is potential or the development of this site to have negative impacts on the water environment, by proliferating flood risk at the site or downstream.</p> <p>In overall terms, the site is likely to have significant negative impacts, which could be alleviated through appropriate mitigation.</p>	<p>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.</p> <p>The development design will be required to integrate SUDS.</p>
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	None.
	Conservation Areas	Screened out at Stage 1 Assessment.	None.
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	None.
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	None.

Social Environment	Scheduled Monuments	Screened out at Stage 1 Assessment.	None.
	Historic Battlefields	Screened out at Stage 1 Assessment.	None.
	Health	The project is likely to have a significant positive impact on human health as the project will look to decarbonise the transport system with the increased use of active travel networks and electric vehicles, resulting in a reduction in air pollution. The site is located in close proximity to existing active travel provisions, including rights of way and core path networks, having a positive impact on human health. The development of the NERD site would also have significant positive impacts on human health as it would provide employment opportunities to the rural settlements of Auchinleck and Cumnock which experience limited opportunities. The sites are also found in close proximity to existing SPT bus routes (public transport provisions). The sites are also within a walkable distance of basic amenities, services and facilities. In overall terms, impacts on human health are likely to be significant positive.	None.
	Population	The NERD project should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock to a low carbon society. The vision and aims of the project will improve the natural resources of East Ayrshire with the reduction of greenhouse gases. The site is located in close proximity to existing active travel provisions, including rights of way and core path networks, having a positive impact on human health and in turn population. The development of the NERD site would also have significant positive impacts on population as it would provide employment opportunities to the rural settlements of Auchinleck and Cumnock which experience limited opportunities. The sites are also found in close proximity to existing SPT bus routes (public transport provisions). The sites are also within a walkable distance of basic amenities, services and facilities. In overall terms, impacts are likely to be significantly positive.	None.
	Material Assets	<p>The NERD project should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock to a low carbon society. The vision and aims of the project will improve the natural resources of East Ayrshire with the reduction of greenhouse gases. The project will also aim to deliver new active travel and low carbon transport networks in the area. The site is located in close proximity to existing active travel provisions, including rights of way and core path networks, having a positive impact on material assets, through the potential expansion and integration of active travel networks. The sites are also found in close proximity to existing SPT bus routes (public transport provisions). The sites are also within a walkable distance of basic amenities, services and facilities.</p> <p>However, both sites identified incorporated safeguarded open space, as identified within the EALDP (2017). The development of which would result in the loss of this open space provision, having a negative impact on material assets. Although there may be scope to integrate open space into the design of the NERD site, this cannot be determined at this stage of the assessment.</p> <p>In overall terms, impacts on material assets are likely to be both positive and negative.</p>	None.
Short, Medium or Long Term Impact?		The option is likely to have a significant positive and negative impact on the environment in the long term.	
Cumulative/Synergetic Impacts?		There are unlikely to be any significant cumulative impacts on the environment.	

Main Issue 3 (b) → Spatial Strategy Priority: Ayrshire Growth Deal (Project 2): Ayrshire Manufacturing Investment Corridor (AMIC), Kilmarnock

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The area located to the east of the Bellfield Interchange is located outwith the Kilmarnock settlement boundary, however it is identified as a future economic growth area in the EALDP. This site is characterised as agricultural lowlands, which provides a rural setting to larger settlements. This classification hosts a diverse landscape character which borders both an urban setting and lowland river valley classifications. Any development in this location is likely to have an environmental impact. Another location option for AMIC is north of Kilmarnock, however a defined location is unknown at this time therefore it is difficult to determine what impact the project could have in this area. Overall, at this stage it is difficult to determine what impact the project will have as the exact location and scale of the proposed use have not yet been determined. Further assessment work will be undertaken as part of the Proposed Plan stage.	Any development at the potential locations for AMIC should ensure that natural screening is adopted in order to minimise any visual impact that it might have on landscape. The design of the development should incorporate new natural features that provide a positive sense of place.
	Biodiversity, Flora and Fauna	The sites identified for AMIC (to the east of the Bellfield Interchange) do not contain any designated wildlife sites. However, these sites contain a number of Central Scotland Green Network (CSGN) networks, including: neutral grassland (non-core; high dispersal), acid grassland (non-core; high dispersal), woodland (non-core; high dispersal) and wetland (non-core; high dispersal). These sites are of biodiversity and habitat value. The development of these sites would likely result in the loss and/or fragmentation of these habitats, which does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives. In overall terms, impacts are likely to be negative.	Any development at the potential locations for AMIC should ensure that natural features are retained and, if necessary new features planted to act as natural screening. Where natural features are lost as a result of this development, new trees and other natural features should be planted throughout the development to create a sense of place and also to encourage new forms of green infrastructure, habitat networks and biodiversity to be formed.
	Climate	It is noted that the potential site locations are located outwith the settlement boundary of Kilmarnock or on the edge of this settlement boundary. However, there is potential for these site locations to integrate with the existing public transport network, having potentially significant positive impacts. This project regardless of location is likely to increase the need and demand for travel, which will in turn increase the volume of greenhouse gases being emitted into the atmosphere. This is likely to have a negative impact on the greenhouse gas reduction targets.	The site must be suitably designed and constructed to contribute to greenhouse gas reduction targets and to counter balance the increase in emissions from private car use. The site should be connected to public transport networks. The site should integrate with existing active travel networks.
Natural Resources	Soil	The area to the east of Bellfield Interchange identified for business and industrial development is a large expanse of land with part of the land being occupied by the former Kirklandside Hospital, directly to the south of the A76. In terms of soil, this site contains non-calcareous gleys. The site is constrained by the presence of prime quality agricultural land which is classed as "locally important good quality", a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mossie, There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog.	Contaminated soil should be treated and/or removed where possible and in discussions with Environmental Health. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided.
	Air	The potential site locations have good connections to existing infrastructure, in terms of the existing road network. The locations are within close proximity to the local path networks although it is recognised that there are current barriers to pedestrian permeability. The use of public transport and active travel networks could assist in reducing local greenhouse gas	Once developed, air quality and traffic levels could be monitored within the given area should be monitored. It should be ensured that the site is as accessible as possible, directly linking to existing

		emissions. However, it is likely that this type of development will result in increased vehicle use with the area. This could have a significant adverse environmental impact on air quality.	cycling and walking routes. Where possible the developments should adopt zero carbon technologies in order to reduce greenhouse gas emissions.
	Water	The potential site locations contain areas that range from low, medium to high surface water flooding risk. Dependent on the location of the project, it is possible for positive or negative impacts on the water environment. Design solutions could, however be incorporated into the development to reduce the risk of flooding.	A hydrology study should accompany any submissions for planning consents in relation to the development of AMIC but this will be dependent on location. Any contaminated groundwater should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided.
Historic Environment	Listed Buildings	Screened out of Stage 1 Assessment.	N/A
	Conservation Areas	Screened out of Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out of Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out of Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out of Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out of Stage 1 Assessment.	N/A
Social Environment	Health	The development is likely to have significant positive and negative environmental impacts on health. The site is likely to integrate with existing walking and cycling networks, there are a number of core paths and rights of way within close proximity to the potential site locations. This would encourage active travel, having a significant positive environmental impact on health. However, the development could exacerbate air quality problems in the area, particularly at peak times as a result of increased vehicle use. As the surrounding environment is urban in nature, it is not considered that the site will detrimentally exacerbate light or noise pollution. Although this should be monitored during and post-development. Alternatively, the site is located in relatively close proximity to residential areas and could have a detrimental impact on residential amenity. As not finalised proposal has come forward, recreational facilities and provisions cannot yet be determined. However, these should be encouraged.	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.
	Population	The development of AMIC will increase employment opportunities. Which will have a significant positive impact on population. As the development could be located close to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population.	Once developed, air quality and traffic levels could be monitored. It should be ensured that the site, once determined is as accessible as possible, directly linking to existing cycling and walking routes.
	Material Assets	As the development could be located next to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population.	The use and integration of core paths, rights of way as well as footpaths and cycling routes should be encouraged within the site.
Short, Medium or Long Term Impact?		There are likely to be significant positive and negative environmental impacts in the short, medium and long term as a result of AMIC.	
Cumulative/Synergetic Impacts?		There is potential for there to be cumulative positive and negative environmental impacts as a result of the inclusion of a site identified for the AMIC, particularly in terms of soils, water, health and population.	

Main Issue 3 (c) → Spatial Strategy Priority: Ayrshire Growth Deal (Project 3): Ayrshire Engineering Park at Moorfield, Kilmarnock

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	The site is located to the west of Kilmarnock, on greenfield land which is allocated within the EALDP (2017) as 160B, a business and industrial opportunity site. The site is classified as “Agricultural Lowland” (character type 66). Key characteristics of this classification is the predominantly pastoral cover, settlements with a historic car and a network of major roads which conflict with the rural character and presence of heavy traffic. This is a large and visually prominent site to the west of Kilmarnock. The development of the site is likely to have a significant impact on the landscape character of the area, as it acts as a gateway into Kilmarnock from the west. However, the site is contained within the settlement boundary of Kilmarnock. The development of this site would bring development in Kilmarnock closer to Crosshouse, eroding the landscape between these settlements. In overall terms, impacts on landscape are considered to be negative. Appropriate design and layout could mitigate negative impacts alongside the provision of open and recreational spaces.	Natural screening using natural features such as landscaping and planting of trees. Appropriate and considerate design could reduce negative visual impacts of the development. This would require consultation with the Planning Authority.
	Biodiversity, Flora and Fauna	The site identified for the Ayrshire Engineering Park (Moorfield Phase 3) does not contain any designated sites, nor is it in close proximity to any. The site also does not contain or contribute to any of Central Scotland Green Networks (CSGN) habitats. The site is contained within the settlement boundary of Kilmarnock and is currently allocated within the EALDP (2017) as 160B, a business and industry opportunity site. In overall terms, impacts on biodiversity, flora and fauna are considered to be neutral.	None.
	Climate	The Ayrshire Engineering Park site (Moorfield Phase 3) is located to the west of Kilmarnock and is found within the settlement boundary of Kilmarnock. The site is located within walking distance of the local public transport network and path network. There is, therefore significant potential for this development to be integrated into existing active travel networks, thus having significant positive environmental impacts on climatic factors. However, its development is likely to also proliferate the use of private cars and traffics associated with the proposed manufacturing use, which could exacerbate the volume of greenhouse gases (GHG) being emitted into the atmosphere. The manufacturing use, is in itself, likely to exacerbate GHG emissions, subject to appropriate mitigation. In overall terms, impacts on climatic factors are likely to be both positive and negative.	The site must be suitably designed and constructed to contribute to greenhouse gas reduction targets and to counter balance the increase in emissions from private car use. The site should be connected to public transport networks. The site should integrate with existing active travel networks.
Natural Resources	Soil	The site consists of non-calcareous gleys. The site is located within the Coal Authority’s Development High Risk Area and Low Risk Area. There are potentially negative implications as a result of the previous mining use. The site contains and inferred coal seam. The sites and surrounding environment is at a low level of risk for soil erosion, high risk of topsoil compaction, moderately vulnerable to very vulnerable to subsoil compaction, moderate soil runoff risk with low to high risk of soil leaching potential as outlined within the Scottish Government’s Environment Hub. However, the site does not contain any contaminated land, prime quality agricultural land, carbon rich soils, peatland or raised/intermediate bogs. In overall terms, impacts are considered to be negative as a result of the previous mining use. Potential negative impacts could be alleviated through appropriate mitigation, subject to consultation.	Consultation with the Coal Authority regarding the development of the site should ensure that the development adopts the most appropriate design and layout to reduce development risk.
	Air	The site has good connections to existing infrastructure, in terms of the existing road network and public transport network. An SPT bus route extends along the northern boundary of the site which connects: Kilmarnock - Troon, Crosshouse - Hurlford, Ardrossan - Kilmarnock, Beith - Kilmarnock as well as Irvine Cross – Kilmarnock. The site is within walking distance of key residential areas, including Crosshouse, Moorfield and Bonnyton. The use of public transport	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.

		and active travel networks could reduce local greenhouse gas emissions, having a positive impact on air quality. However, the further development of Moorfield is likely to proliferate private car use with the area, which could have a significant adverse environmental impact on air quality. However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes (including core paths and rights of way). The development of this site to form the Ayrshire Engineering Park is therefore likely to have both significant positive and negative environmental impacts on air quality.	It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.
	Water	The Moorfield sites are subject to low-high surface water flood risk. However, the general site which has been identified for the Ayrshire Manufacturing Park has two moderately sized pockets of high-low surface water flooding. Surface water flooding could be mitigated against through appropriate design and layout. There is also potential for the development of site to exacerbate existing flood risk if inappropriately undertaken, but this is hard to determine at this stage as the scale of the development within the site is unknown. However, due to the scale of the site, it is unlikely that the development would have significant impacts on the water environment. In overall terms, impacts are not likely to be significant, and as such, are considered to be neutral, subject to appropriate mitigation.	<p>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.</p> <p>The development design will be required to integrate SUDS.</p>
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monument	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefield	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The site is likely to have opportunities to integrate with existing public transport networks as well as active travel networks such as core paths, rights of way, cycling and walking routes. The provision of recreational facilities and open spaces are uncertain. The site may exacerbate existing light and noise pollution for nearby residential populations. The site is located in close proximity to recreational spaces and facilities such as Annanhill Gold Course. However, it is unclear (and unlikely) that the development of this provide additional recreational facilities. The development is likely to exacerbate private car use which is likely to have a negative impact on air quality, and in turn human health. In overall terms, impacts are likely to be both positive and negative.	<p>The development should integrate with, and expand, existing active travel networks.</p> <p>The development design will be required to integrate SUDS.</p> <p>The development should incorporate open spaces which are multifunctional.</p>
	Population	The development of Ayrshire Manufacturing Park at Moorfield Phase 3, is likely to encourage additional employment opportunities, having a positive impact on population. The site is likely to have opportunities to integrate with existing public transport networks as well as active travel networks such as core paths, rights of way, cycling and walking routes, having positive impacts on population. In overall terms, impacts on population are likely to be significantly positive.	None.
	Material Assets	The Ayrshire Manufacturing Park is likely to encourage additional employment opportunities in Kilmarnock, having a positive impact on material assets. The site is likely to have opportunities to integrate with existing public transport networks as well as active travel networks such as core paths, rights of way, cycling and walking routes. The site may exacerbate existing light and noise pollution. However, this is uncertain at this stage of the process. The development of this site would not be contrary to the objectives of the CSGN as the site does not contain any of the identified CSGN networks. There is potential for the site to contribute to the green network through the integration of open spaces, however, this cannot be determined at this stage of the Assessment. In overall terms, impacts on material assets are likely to be both positive and negative.	<p>The development design will be required to integrate SUDS in order to improve climate resilience.</p> <p>The development should incorporate open spaces which are multifunctional</p>

Short, Medium or Long Term Impact?	There are likely to be significant positive and negative environmental impacts in the medium and long term as a result of the expansion of Moorfield.
Cumulative/Synergetic Impacts?	Any cumulative or synergistic impacts that the expansion of Moorfield would have on the surrounding environment are uncertain at this stage of the assessment as not specific location has been identified yet.

Main Issue 3 (e) – Spatial Strategy Priority: Ayrshire Growth Deal – Preferred Option

The Council will safeguard the areas identified as sites for the Ayrshire Growth Deal projects and will incorporate the proposals within the LDP2 Spatial Strategy; Ensuring the AGD has a high level status in land-use decisions; allocate a larger number of sites for business and industry within the settlements of Cumnock and Kilmarnock. These will be identified at the Proposed Plan Stage.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	The development of NERD, AMIC and the Engineering Park projects are likely to have significant negative environmental impacts on landscape, however exact locations for NERD and AMIC have not yet been finalised. The built structures will likely alter the rural character of the given location.	None.
	Biodiversity, Flora and Fauna	<p>AMIC The sites identified for AMIC (to the east of the Bellfield Interchange) do not contain any designated wildlife sites. However, these sites contain a number of Central Scotland Green Network (CSGN) networks, including: neutral grassland (non-core; high dispersal), acid grassland (non-core; high dispersal), woodland (non-core; high dispersal) and wetland (non-core; high dispersal). These sites are of biodiversity and habitat value. The development of these sites would likely result in the loss and/or fragmentation of these habitats, which does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives.</p> <p>Ayrshire Engineering Park The site identified or the Ayrshire Engineering Park (Moorfield) does not contain any designated wildlife sites, nor does it contain CSGN networks. It is not considered that its development would have a significant adverse impact on biodiversity. However, it is noted that the site is contained within the settlement boundary of Kilmarnock.</p> <p>NERD The site to the north of Auchinleck, which has been identified as a potential site or NERD is contained within several of CSGN's, including: Neutral Grassland Network (non-core; high dispersal), acid grassland (non-core; moderate dispersal), woodland (non-core; moderate-high dispersal). The site also contains areas of native woodland (wet woodland; lowland mixed deciduous of young maturity). This site, although not designated, is of high biodiversity value. The development of this site would likely result in the loss and/or fragmentation of these habitats, which does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives.</p> <p>The site to the north-west of Cumnock (above the Barony Campus) which has been identified as a potential site or NERD is contained within the CSGN's woodland network (non-core; high dispersal) and woodland hotspot (Rank: 16). The development of this site would likely result in the loss and/or fragmentation this woodland network, which does not contribute to the aspirations of the CSGN, in contradiction to the SEA objectives. However, it is noted that this site is contained within the settlement boundary of Cumnock.</p> <p>It is noted that the sites are not contained within any designated sites of nature importance. However, in overall terms, the identification of sites for Ayrshire</p>	<p>The NERD project should avoid locations which are environmentally sensitive in terms of biodiversity, flora and fauna. A robust policy framework will be provided in LDP2 to direct development which are likely to have an adverse impact on biodiversity, flora and fauna away from these sensitive areas.</p> <p>Appropriate mitigation should be incorporated into design as a result of the loss of habitat during the operation lifetime of the site.</p>

		Growth Deal Projects is likely to have a largely negative impact on biodiversity, flora and fauna through the loss and/or fragmentation of CSGN habitats.	
	Climate	The sites will be located within walking distance of public transport and active travel networks such as walking and cycling, which will have a positive environmental impact in the reduction of greenhouse gas emissions, and in turn climate. However, these development projects are likely to increase the need and demand for travel, most likely by private car but also by way of public transport networks, to and from these facilities, which will in turn increase the volume of greenhouse gases being emitted into the atmosphere, which will have a negative impact on the greenhouse gas reduction targets. In conclusions, this preferred option is likely to have both significant positive and negative environmental impacts on climate.	The sites should be suitably designed and constructed to contribute to greenhouse gas reduction targets and to counter balance the increase in emissions from private car use.
Natural Resources	Soil	<p><u>Ayrshire Manufacturing Investment Corridor (AMIC)</u> The area to the east of Bellfield Interchange identified for business and industrial development is a large expanse of land with part of the land being occupied by the former Kirklandside Hospital, directly to the south of the A76. In terms of soil, this site contains non-calcareous gleys. The site is constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mossie, There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog.</p> <p><u>Ayrshire Engineering Park</u> The site (to the North of Moorfield Phase 3) is partially located within the Coal Authority’s Development High Risk area and Low Risk Area, with potentially negative impacts as a result of its previous use. The site is in close proximity to contaminated land.</p> <p><u>NERD</u> The site to the north of Auchinleck, identified as a potential site or NERD, is partially contained within the Coal Authority’s Development High Risk area, with potentially negative impacts as a result of its previous use. The site also contains two small pockets of potentially contaminated land, the development of which, could have a positive impact on soil through the treatment and/or removal of contaminated land.</p> <p>The site to the north-west of Cumnock, contains a large area of contaminated land, and is in close proximity to additional areas of contamination. The development of the site is likely to have positive impacts on soil, through the treatment and/or removal of contaminated soils. The site is contained within the Coal Authority’s Development Low Risk Area, the development of which could have potentially negative impacts as a result of its previous use.</p> <p>In overall terms, significant environmental impacts are likely to be both positive and negative as a result Development Risk, contamination and prime quality agricultural land.</p>	<p>Contaminated soil should be treated and/or removed where possible and in discussions with Environmental Health. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided. The development projects must ensure that prime agricultural lands as well as carbon rich and peatland soils are avoided. Unfortunately, there are no mitigation measures that will offset the loss of agricultural land.</p> <p>The Proposed Plan will contain a robust policy framework which prevents the loss of prime quality agricultural land.</p> <p>The Proposed Plan will contain a robust policy framework which safeguards carbon rich soils, peatland and intermediate/raised bogs from development.</p>
	Air	The sites all have good existing infrastructure connections in terms the existing road network. The sites potentially could therefore have strong public transport connections. The use of public transport and active travel networks could reduce the local greenhouse gas emissions, thus having a significant positive environmental impact on air quality.	Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.

		<p>However, further development of these locations is likely to increase private car use within the locations increasing pressures experienced at key transport connections such as the Bellfield Interchange. This would have a significant negative environmental impact on air quality, which could breach national air quality standards. Cumulatively, the development of these Ayrshire Growth Deal project sites are likely to have both significant positive and negative environmental impacts on air quality.</p>	<p>Developments should positively contribute to active travel networks, integrating with existing provisions or expanding on these networks.</p>
	Water	<p><u>Ayrshire Manufacturing Investment Corridor (AMIC)</u> The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on the water environment. However, it is difficult to predict with any accuracy what the impact is likely to be.</p> <p>The site identified to the north of the A76, is constrained by a large area in the north of the site is at low to medium risk of fluvial flooding from the Cessnock Water. The site also contains two large pockets of surface water flooding, of low to high risk. The Cessnock Water is of overall “moderate” quality. The development of this site could have an adverse impact and exacerbate existing flood risk within this location. As such, the overall impacts are considered to be adverse.</p> <p><u>Ayrshire Engineering Park</u> The Moorfield sites are subject to low-high surface water flood risk. However, the general site which has been identified for the Ayrshire Manufacturing Park has two moderately sized pockets of high-low surface water flooding. Surface water flooding could be mitigated against through appropriate design and layout, however, there is also potential for the development of site to exacerbate existing flood risk if inappropriately undertaken. In overall terms, it is considered that the development may have adverse impacts on the water environment.</p> <p><u>NERD</u> The site identified to the north of Auchinleck is subject to a moderate area of low-medium fluvial flood risk as a result of the Dippol Burn. This could potentially be alleviated through appropriate design, however, this is hard to determine at this stage of the assessment. There is potential or this to have significant negative impacts on the water environment.</p> <p>The site identified to the north-west of Cumnock is subject to low-high fluvial flood risk. There is potential or the development of this site to have negative impacts on the water environment, by proliferating flood risk at the site or downstream.</p> <p>The sites identified for the development of Ayrshire Growth Deal projects are different. Within sites which contain contaminated land, there may be potential for groundwater contamination, as such, ultimately the redevelopment of this site is likely to have significant positive environmental impacts by removing and/or treating contaminants. However, there is potential that these will leak and degrade the groundwater, thus having both significant positive and negative environmental impacts. In overall terms, environmental impacts on the water environment are likely to be cumulatively both positive and negative.</p>	<p>The developer will be required to investigate the flooding issues further and contact SEPA and the ARA flooding officer at an early stage to formulate any flood mitigation measures that may be required.</p> <p>There is likely to be a requirement for a Flood Risk Assessment and flood alleviation measures to be applied where development is likely to take place.</p> <p>The ground works and construction of these sites should avoid any degradation to groundwater.</p> <p>Appropriate mitigation must be in place to ensure that contaminants are appropriately captured and removed to avoid the degradation of the water environment.</p>

Historic Environment	Listed Buildings	Screened out at Stage 1 assessment.	N/A
	Conservation Areas	Screened out at Stage 1 assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 assessment.	N/A
Social Environment	Health	The sites are likely to have significant positive and negative environmental impacts on human health. There is potential for these sites to integrate with existing walking and cycling networks, there are a number of core paths and rights of way surrounding the locations, which would encourage activities such as walking and cycling, having a significant positive environmental impact on health. However, cumulatively these developments might result in the proliferation of private car use, reducing good air quality, increasing greenhouse gas emissions and thus having a significant negative environmental impact on human health. The removal of contaminated soils will also have a significant positive impact on health, as will the redevelopment of this brownfield degraded land. However, as outlined above, due to the presence of contaminated land within some of the sites identified, there is potential for ground works to contaminate groundwater courses which would lead to the degradation of this resource which will have significant negative environmental impacts. The provision of recreational facilities and open spaces within these developments are uncertain. The development of these sites may exacerbate existing light and noise pollution, which would have a negative environmental impact on human health and wellbeing. However, this is uncertain at this stage of the process. In conclusion, cumulatively, the sites are likely to have both significant positive and negative environmental impacts.	The development should integrate with the existing public transport and active travel networks to encourage and support accessibility and sustainability. 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. The ground works and construction of these sites should avoid any degradation to groundwater.
	Population	Any potential impacts on population are hard to determine at this stage of the assessment. However, it is anticipated that the development of these sites is likely to encourage additional employment opportunities, thus having a significant positive impact on population. The site is likely to have opportunities to integrate with existing public transport networks as well as active travel networks such as core paths, rights of way, cycling and walking routes, which would have a significant positive impact on population.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.
	Material Assets	The sites are considered to be sustainably located, in close proximity to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on material assets. However, as no exact proposal has come forward for the sites, facilities being provided on site (such as recreational facilities, open space, sports pitches) are hard to determine at this stage. This is unlikely, given the nature of the proposed uses. The development of these sites will contribute towards and exacerbate infrastructure capacity issues which are currently being experienced at the Bellfield Interchange, particularly at peak times. This would therefore increase the requirement for improved infrastructure network and capacity at this location which is supported under different options within the MIR for LDP2. This preferred option is likely to increase the amount of waste produced within the area, thus having significant negative environmental impacts. In conclusion, the preferred option is likely to have significant positive and negative environmental impacts on material assets.	The use and integration of core paths, rights of way as well as footpaths and cycling routes should be encouraged within the site. To ensure that infrastructure capacity at the Bellfield Interchange is not exacerbated, traffic studies should be undertaken and appropriate solutions considered and adopted to mitigate against this issue.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive and negative environmental impacts as a result of the preferred option to allocation site within LDP2 for four large Ayrshire Growth Deal Projects.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of development of these four sites for a mix of uses.	

Main Issue 4 – Spatial Strategy Priority for Economic Expansion in Kilmarnock

Spatial Strategy Priority – Future economic expansion in Kilmarnock (Preferred Option): Identify new sites to allow for future expansion at Moorfield, Rowallan Business Park, Meiklewood/Mossie, and A77 Investment Corridor and allocate the area east of Bellfield Interchange as a development opportunity site for industry and business and potentially other appropriate uses. This will be informed by a review of business and industrial land for the whole of East Ayrshire, which will be undertaken in 2020, with a particular focus on current and potential new strategic expansion sites around Kilmarnock.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The preferred option intends to identify, within LDP2, areas for economic expansion at Moorfield, Rowallan Business Park, Meiklewood/Mossie as well as the A77 Investment Corridor and the area east of Bellfield Interchange. Any expansion in these areas is likely to have significant environmental impacts on landscape, particularly in those areas where there is currently no existing development. All of the sites in question, Moorfield, Rowallan Business Park, Meiklewood/Mossie are located within the Ayrshire Lowlands landscape classification. The lowland classification encompasses a complex and variable landform, it is predominantly pastoral and arable.	Economic expansion should only be allowed where the landscape can absorb the development with little long term impact on the character of the area and where developments will not result in the loss of important geological resources.
	Biodiversity, Flora and Fauna	The inclusion of these areas for economic expansion could have significant environmental impact on biodiversity, flora and fauna, particularly if they are located within greenbelt or the rural landscape. However, at this stage it is difficult to determine impacts on biodiversity, flora and fauna, as the exact location and scale of development has not yet been finalised.	As outlined above but in relation to biodiversity, flora and fauna.
	Climate	Any new development is likely to have significant negative impacts on climate, primarily as it could increase the level greenhouse gases in the areas as a result of increased traffic, vehicle use and the haulage of industrial materials and goods. However, it is noted that the proposed expansion areas are proposed to be located in sustainable locations close to existing industrial and business use sites, to existing active travel routes and within existing settlements, thus having a positive impact on air quality and alleviating detrimental climate impacts.	It should be ensured that these are located in sustainable locations, in close proximity to existing public transport hubs. If these sites are susceptible to flooding, appropriate solutions and mitigation methods should be in place.
Natural Resources	Soil	<p>The creation of new developments could have significant environmental impacts on soil but these are dependent on the site specific contexts of the proposals:</p> <p><u>Expansion at Moorfield, Kilmarnock:</u> The existing allocations at Moorfield (160B, 159B, 158B) are tight against the Kilmarnock Settlement boundary and are constrained by prime agricultural land which is classes as “locally important good quality”, “prime quality”, contaminated land, pockets of derelict land (former works at Annanhill and Irvine Road). Although no specific sites for expansion have been identified, there may be significant positive impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site.</p> <p><u>Expansion at Rowallan Business Park, Kilmarnock:</u> The existing allocations at Rowallan Business Park are constrained by contaminated land, prime agricultural land which is classified as “locally important good quality”, as well as an intermediate and raised bog to the north of the site (Ref: 776). Although no specific sites for expansion have been identified, there may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However,</p>	<p>Any site allocations for expansion of business and industry within LDP2 should avoid, where possible, prime agricultural land, intermediate and raised bogs.</p> <p>Where appropriate and applicable, peatland should be restored. This should contribute towards alleviating some flooding issues.</p>

		<p>there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as detrimental implications for the intermediate and raised bog.</p> <p><u>Expansion of Meiklewood/Mossie, Kilmarnock:</u> Meiklewood/Mossie is located to the North of Rowallan Business Park. The existing allocation is constrained by prime agricultural land which is classified as “locally important good quality”, small areas of contaminated land in relatively close proximity and four intermediate and raised bogs, two of which are contained within the site itself. The soil is classed as non-calcareous gleys within this site. Although no specific sites for expansion have been identified, there might be significant negative environmental impacts on prime agricultural land which encompasses the site as well as detrimental implications for the intermediate and raised bogs.</p> <p><u>A77 Investment Corridor:</u> The A77 bypasses the East boundary of Kilmarnock and up until now has acted as a boundary for the establishment of new developments. Any additional development located along the A77 could have significant negative impacts on soil as this borders areas of prime quality agricultural land which should be retained and utilised for agricultural purposes.</p> <p><u>Area east of Bellfield Interchange, Kilmarnock:</u> The area to the east of Bellfield Interchange identified for business and industrial development is a large expanse of land with part of the land being occupied by the former Kirklandside Hospital, directly to the south of the A76. In terms of soil, this site contains non-calcareous gleys. The site is constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mossie, There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog.</p>	
	Air	<p>All of these sites have good infrastructure connections in terms of the existing road network and are all located in the outskirts or outer-boundaries of Kilmarnock. The sites therefore have potentially strong public transport connections. The sites are within walking distances of key residential areas. The use of public transport and active travel networks could reduce local greenhouse gas emissions. However, the development of these sites is likely to increase private car use with the area. This could have a significant negative environmental impact on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact. However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes.</p> <p>In overall terms, areas identified is likely to have both significant positive and negative impacts on air quality.</p>	<p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.</p> <p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.</p>

	Water	<p>The creation of new developments could have significant environmental impacts on the water environment but these are dependent on exact locations for expansion and the extent of the allocations:</p> <p><u>Expansion at Moorfield, Kilmarnock:</u> The existing sites are likely to experience low to high risk of surface water flooding at various points within the sites 160B, 159B and 159B. The surroundings landscape experiences similar flooding risk. The allocation and future development of locations is likely to have a significant negative impact on the water environment.</p> <p><u>Expansion at Rowallan Business Park, Kilmarnock:</u> The existing sites are likely to experience low to high risk of surface water flooding at various points within the site 153B. The surroundings landscape experiences similar flooding risk. The allocation and future development of locations is likely to have a significant negative impact on the water environment.</p> <p><u>Expansion of Meiklewood/Mossie, Kilmarnock:</u> The existing sites are likely to experience low to high risk of surface water flooding at various points within the site 152B. The surroundings landscape experiences similar flooding risk. The allocation and future development of locations is likely to have a significant negative impact on the water environment.</p> <p><u>A77 Investment Corridor:</u> The A77 is bordered by low to high surface water flood risk and fluvial flood risk. The allocation and future development of locations is likely to have a significant negative impact on the water environment.</p> <p><u>Area east of Bellfield Interchange, Kilmarnock:</u> The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on the water environment. However, it is difficult to predict with any accuracy what the impact is likely to be.</p>	<p>A hydrology study should accompany any submissions for planning consents.</p> <p>Contaminated groundwater should be treated, where possible, by the remediation and/or removal of contaminated soil etc and in discussions with Environmental Health. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided.</p>
	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	The expansion of Moorfield could have potentially significant negative environmental impacts on Caprington Castle Garden and Designed Landscape which is in close proximity to the south of Moorfield. Rowallan Business Park and the Meiklewood/Mossie are within close proximity to Craufurdland Castle and Rowallan Garden and Designed Landscapes. However, this is dependent on the specific locations for expansion. The impacts at this stage are, therefore uncertain.	<p>Site of expansion should ensure that the designated gardens and designed landscapes and/or their setting are protected.</p> <p>All cultural heritage features and their settings should be safeguarded through responsible and appropriate</p>
Historic Environment			

			design, including the positioning of the development.
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	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. The sites are within walking distance of a public transport route which serves local facilities and amenities. However, there are likely to be significant increases in car emissions and the corresponding increases in air pollution etc. Therefore, it is likely that there will be significant negative impacts on human health.	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.
	Population	The sites are considered to be sustainably located, for example, within close proximity to existing public transport routes and there is potential for these sites to integrate well with existing core paths and rights of way which will have a significant positive environmental impact on population, with basic amenities being located within a walkable distance from the sites. The proposed business and industrial uses are likely to provide new employment opportunities in and around Kilmarnock, thus having a significant positive environmental impact on population.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.
	Material Assets	The sites are considered to be sustainably located, for example, within close proximity to existing public transport routes and there is potential for these to integrate well with existing core paths and rights of way which will have a significant positive environmental impact on material assets. However, as specific sites have not been identified as yet, it is difficult to determine what facilities will be on-site at this stage. The development of these sites will contribute towards and exacerbate infrastructure capacity issues which are currently being experienced at the Bellfield Interchange, particularly at peak times. This would, therefore increase the requirement for improved infrastructure network and capacity at this location which is supported under different options within the MIR for LDP2. The preferred option is likely to increase the amount of waste produced within the area, thus having significant negative environmental impacts.	LDP2 will contain a policy framework relating to incorporating high quality green infrastructure into new development. LDP2 will contain a robust policy framework in relation to sustainable waste management. The LDP2 should consider the use of recycled materials within new developments and include resource efficiency and control of waste.
Short, Medium or Long Term Impact?		There are likely to be medium and long-term significant positive and negative environmental impacts as a result of the preferred option for future expansion of Kilmarnock.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of development of these allocation and expansion of these sites in Kilmarnock.	

Spatial Strategy Priority – Future economic expansion in Kilmarnock (Alternative Option): To retain the existing industrial and business land supply at Moorfield, Rowallan Business Park, Meiklewood/Mossie and only identify the area east of Bellfield as a development opportunity site.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The allocation of an additional site is likely to have significant environmental impact on the landscape character of Kilmarnock. The future development of this greenfield location will change the character of the area and have implications for future development of Kilmarnock. However, it is hard to determine the exact impacts that this will have on the landscape character and geological features.	These additional site allocations should only be allowed where the landscape can absorb the development without any impact on the character of the area and where developments will not result in the loss of geological resources.
	Biodiversity, Flora and Fauna	There are no important areas which relate to biodiversity, flora or fauna in close proximity to the identified site (Kirklandside Hospital). However, recorded sighting of a Buteo buteo (Buzzard) has been identified within the National Biodiversity Network data maps. Impacts are uncertain.	None.
	Climate	The allocation of an additional development opportunity site to the east of Bellfield Interchange is likely to have significant negative impacts on climate factors, primarily as it will increase the level greenhouse gases in the areas as a result of increased traffic, private car use and the hulling of industrial materials and goods. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on climate.	The developer will be required to investigate the flooding issues further and contact with SEPA and the Ayrshire Roads Alliance flooding officer, at an early stage is required to formulate any flood mitigation measures that may be required.
Natural Resources	Soil	<u>Area east of Bellfield Interchange, Kilmarnock:</u> The area to the east of Bellfield Interchange identified for business and industrial development is a large expanse of land which was previously occupied by Kirklandside Hospital, directly to the south of the A76T. In terms of soil, this site contains non-calcareous gleys soil. The site is constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mossie, There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog.	There are no mitigation measures that will offset the loss of agricultural land.
	Air	The allocation of an additional development opportunity site to the east of Bellfield Interchange is likely to have significant negative impacts on air quality, primarily as it will increase the level greenhouse gases in the area as a result of increased traffic, private car use and the hauling of industrial materials and goods.	If identified as an area for economic growth, active travel will be encouraged as well as potential for new modes of public transport and green infrastructure enhancements being encouraged to compliment any development.

	Water	Area east of Bellfield Interchange, Kilmarnock: The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on the water environment if left untreated.	The developer will be required to investigate the flooding issues further and contact with SEPA and the Ayrshire Roads Alliance Flooding Officer required at an early stage to formulate any flood mitigation measures that may be required.
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefield	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The allocation of this additional site, alongside the continued allocation of LDP2 sites at Moorfield and Meikle Mossie and Rowallan Business Park could have significant negative environmental implications for human health, as a result of the potential increase? in air quality and increase in atmospheric pollutants through the proliferation of private car use. These sites are considered to be sustainably locations, within a walkable distance of public transport and potential for further integration. The sites are also considered to be within a walkable distance of basic amenities and facilities. Improvements could be made to this. The treatment and/or removal of potentially contaminated soil and groundwater are likely to have significant positive impacts on human health.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, for example directly linking to existing cycling and walking routes and existing green network. Contaminated soil and groundwater should be treated and/or removed.
	Population	The sites are considered to be sustainably located, in close proximity to existing public transport routes and there is potential for these to integrate with local core paths and rights of way which will have a significant positive environmental impact on population, with basic amenities being located within a walkable distance from the sites. The proposed business and industrial uses are likely to provide new employment opportunities in and around Kilmarnock, thus having a significant positive environmental impact on population.	None.
	Material Assets	The sites are considered to be sustainably located, being within close proximity to existing public transport routes and there is potential for these sites to integrate with local core paths and rights of way which will have a significant positive environmental impact on material assets. However, as there are no specific proposals as yet, facilities to be provided on site, such as recreational facilities, and open space are difficult to determine at this stage. The development of these sites are likely to contribute towards infrastructure capacity issues (if no infrastructure improvements are made), which are currently being experienced at the Bellfield Interchange, particularly at peak times. This would therefore increase the requirement for improved infrastructure network and capacity at this location which is supported under different options within the MIR for LDP2. This preferred option is likely to increase the amount of waste produced within the area, thus having significant negative environmental impacts.	LDP2 will contain a policy framework relating to incorporating high quality green infrastructure into new development. LDP2 will contain a robust policy framework in relation to sustainable waste management.

Short, Medium or Long Term Impact?	There are likely to be medium and long-term significant positive and negative environmental impacts as a result of this alternative option to allocate and additional site within LDP2.
Cumulative/Synergetic Impacts?	There are unlikely to be significant positive and negative cumulative and synergistic environmental impacts as a result of the allocation of this site.

Main Issue 5: Spatial Strategy Priority for South Central Kilmarnock

Spatial Strategy Priority – South Central Kilmarnock (Preferred Option): To prepare a development framework in collaboration with SEPA and other Statutory agencies for South Central Kilmarnock which will identify opportunities for future development and inform a masterplan approach to the area.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	It is not considered that a masterplan approach and the allocation of opportunities for future development will have a detrimental impact on landscape or geological features as the area in question, South Central Kilmarnock is urban in nature. The impacts are therefore considered to be neutral.	None.
	Biodiversity, Flora and Fauna	As outlined above, with regards to Biodiversity, Flora and Fauna. There are no protected sites relating to biodiversity, flora or fauna within the vicinity of South Central Kilmarnock. The site is identified within the CSGN as a neutral grassland hotspot (rank: 316). However, the site is urban in nature and does not contain this habitat. As such, the impacts are therefore considered to be neutral.	None.
	Climate	<p>Further development of South Central Kilmarnock through a Masterplan approach is likely to have both significant positive and negative impacts on climatic factors. Sites should be sustainably located to alleviate detrimental impacts on climate. The allocation of development opportunity sites may have a significant negative impact as a result of the proliferation of private car use and in turn greenhouse gas emissions. However, the South Central Kilmarnock is located within close proximity to Kilmarnock town centre and will integrate well with the local public transport network and active travel networks. Integration into this network is likely to have a significant positive impact on climate.</p> <p>The site is also in close proximity to the River Irvine, which borders the site. This could have significant positive or negative environmental impacts in terms of climate resistance and flooding.</p>	<p>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</p> <p>The developer will be required to investigate the flooding issues further and, contact with SEPA and the Ayrshire Roads Alliance Flooding Officer at an early stage is required to formulate any flood mitigation measures that may be required. Flood management measures should be incorporated into the design and masterplan/</p>
Natural Resources	Soil	The area in question contains contaminated land. The development of vacant land within this site, and a master plan approach, is likely to have a significant positive environmental impact on soil as the development of land is likely to result in the removal and/or treatment of contaminated land. The site contains areas identified within East Ayrshire's Vacant and Derelict Land Survey, the development of which would result in the removal of this land, having a positive impact. The site is also contained within an Archaeological Site/Area to the south of its extent, having potentially negative impacts on this feature. In overall terms, impacts are likely to be both positive and negative.	<p>Contaminated soil should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided.</p> <p>The development of the Masterplan should seek consultation with WoSAS to ensure any development has little or no impact on archaeological resources in the area.</p>
	Air	South Central Kilmarnock has good infrastructure connections, in terms of the existing road, path and cycle network and is located close to a high accessibility bus route. The area is within close proximity to Kilmarnock Town Centre as well as residential areas, business and industry and retail uses. The use of public transport and active travel networks could reduce local greenhouse gas emissions. However, new development within this area could increase vehicle use, which could have a significant adverse environmental impact, in terms of air quality, which if it breaches national air quality standards, would have a significant negative environmental impact.	<p>Core paths should be retained, and where possible further enhanced and integrated within the existing green infrastructure.</p> <p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is</p>

		However, good design could provide multiple modes of transportation if it is linked into existing walking and cycling routes as well as core paths and rights of way. A core path currently extends through the centre of the site.	as accessible as possible, directly linking to existing cycling and walking routes.
	Water	<p>The South Central Kilmarnock area, is almost entirely contained within SEPA's fluvial flood risk maps (2018) in the 1 in 200 year event. The site is at low to high flood risk, as the River Irvine borders the site to the south. Any further development of this area could have a significant negative environmental impact on the water environment. The site is also subject to low-high surface water flood risk.</p> <p>The site is subject to existing flood defences which border the Kilmarnock Water. There are currently proposals to increase the height of the existing defences, to further reduce flood risk within his location.</p> <p>Careful consideration on how to approach the development of this site is required alongside appropriate mitigation measures.</p>	<p>Any development associated and identified within this option should be accompanied by a hydrology study.</p> <p>Development must incorporate innovative flood alleviation measures throughout the development, in accordance with the Masterplan.</p> <p>The developer will be required to investigate the flooding issues further and contact with SEPA and the Ayrshire Roads Alliance Flooding Officer 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.</p>
Historic Environment	Listed Buildings	The site does not contain any listed buildings within its extents. It does, however share a boundary with 5 listed buildings and/or structures: Glencairn Square (C listed), 2-4 Low Glencairn Street (C listed), Old Riccarton Bridge (B listed), New Riccarton Bridge (C listed) and West Shaw Street Bridge (C listed). Further development of the South Central site could have both significant positive and negative impacts on listed buildings and their setting. The site is currently sporadically developed which does not lend itself positively to the creation of a good quality place. Should the site be more appropriately developed this could have a positive impact on the character and setting of these listed buildings. However, there is a risk that development could have an adverse impact on the setting of these listed buildings.	There is a need to ensure LDP2 contains a robust and effective policy framework which safeguards listed buildings and conservation areas and their settings and ensures high quality design in new development that creates a sense of place.
	Conservation Areas	As outlined above, with regards to conservation areas.	As above.
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	An archaeological site/area borders South Central Kilmarnock to the south-east. The proposed development and masterplan approach could have significant negative or positive impacts on this site/area. However the exact impacts are uncertain.	If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic 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.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The site will have ample opportunity to link directly into existing walking and cycling networks and is located in close proximity to Kilmarnock Town Centre, which is considered to have a significant positive environmental impacts on health. The site is in close proximity to the town centre, public transport routes, local green infrastructure	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.

		<p>which has the potential to improve the sense of place which is currently lacking in this area, having a positive impact on human health.</p> <p>The removal of contaminated soils will also have a significant positive impact on health, as will the redevelopment of this brownfield degraded land.</p> <p>However, as outlined above, due to the presence of contaminated land, there is potential for ground works to contaminate groundwater courses which would lead to the degradation of this resource which will have significant negative environmental impacts in terms of health.</p>	<p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>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.</p>
	Population	The site, South Central Kilmarnock, is considered to be sustainably located, in close proximity to existing public transport routes and core paths and rights of way which will have a significant positive environmental impact on population, with amenities being located within the vicinity of the area.	None.
	Material Assets	South Central Kilmarnock is considered to be sustainably located, in close proximity to existing public transport routes, core paths and rights of way which will have a significant positive environmental impact on material assets. This preferred option is, however likely to increase the amount of waste produced within the area, thus having a significant negative environmental impact.	<p>LDP2 will contain a policy framework relating to incorporating high quality green infrastructure into new development.</p> <p>LDP2 will contain a robust policy framework in relation to sustainable waste management.</p>
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive and negative environmental impacts as a result of this preferred option to identify areas for future development within the site and adopt a masterplan approach.	
Cumulative/Synergetic Impacts?		The Masterplan approach may also have cumulative impacts which will have a significant positive and negative impact on natural features, natural resources, the historic environment and the social environment.	

Spatial Strategy Priority – South Central Kilmarnock (Alternative Option): Continue with the current LDP approach and promote part of South Central Kilmarnock for industry and business and the redevelopment of the site at West Shaw Street encouraging a mix of uses including retail and business.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A.
	Biodiversity, Flora and Fauna	Screened out at Stage 1 Assessment.	N/A.
	Climate	<p>The redevelopment of the former Safeway site could have a significant environmental impact on climate, if it is not considered to be sustainably located. It is likely to have significant negative impacts on climate factors, primarily as it is will increase the level greenhouse gases in the areas as a result of increased traffic.. The redevelopment of this area may have a significant negative impact as a result of the proliferation of vehicle use.</p> <p>However, the site is accessible from Kilmarnock Town Centre, and located close to an existing public transport route and existing green infrastructure. Integration into this network could have a significant positive impact on climate.</p>	<p>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</p> <p>The developer will be required to investigate the flooding issues further and, contact with SEPA and the Ayrshire Roads Alliance Flooding Officer at an early stage is required to formulate any flood mitigation measures that might be required. It is not possible to predict what the impact after mitigation will be as SEPA's advice and mitigation requirements are unknown.</p> <p>Ensure integration within active travel networks to reduce greenhouse gas emissions.</p>
Natural Resources	Soil	The area that will be promoted at West Shaw Street (327M) identified is a large expanse of land, previously identified for miscellaneous development. The site is constrained by the presence of contaminated land which covers a large portion of the site. There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land.	None.
	Air	The redevelopment of the former Safeway site is likely to have significant negative impacts on air quality, primarily as it is likely to increase the level greenhouse gases in the areas as a result of increased traffic.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.
	Water	The whole site, as currently identified within the EALDP (2017), is at risk of fluvial flooding (low to medium risk) within the SEPA 1 in 200 year flood maps. The proposed redevelopment of this site could therefore have significant negative environmental impacts on the water environment as flood protection measures would need to be adopted for the site to be developments. This could alleviate flood risk, but increase flood risk in other nearby locations, heightening flood risk on the periphery of the site.	<p>Any development associated and identified within this option should be accompanied by a hydrology study.</p> <p>Development must incorporate innovative flood alleviation measures throughout the development, in accordance with the Masterplan.</p> <p>The developer will be required to investigate the flooding issues further and, contact with SEPA and the Ayrshire Roads Alliance Flooding Officer 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.</p>

Historic Environment	Listed Buildings	The redevelopment of West Shaw Street (previously Safeway) is likely to have significant positive and negative environmental impacts on listed buildings as there are three listed structures in close proximity to the site including West Shaw Street Bridge (C listed), Glencairn Square (C listed) and the former Co-operative Building (C listed). However, the exact impacts are difficult to determine at this stage. The development may detrimentally affect the setting of these historic structures, or enhance the setting depending on the design and materials adopted.	The development of the site must be developed in such a way that there are no adverse impacts on the Listed Buildings and their settings. Ensure LDP2 contains robust and effective policy framework which safeguards listed buildings, conservation areas and their settings.
	Conservation Areas	The redevelopment of West Shaw Street (previously Safeway) is likely to have an environmental impact on conservation areas as the site borders Dundonald Road Conservation Area. However, the exact impacts, whether positive or negative, are difficult to determine at this stage.	Ensure LDP2 contains robust and effective policy framework which safeguards listed buildings, conservation areas and their settings.
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The site will have ample opportunity to link directly into existing walking and cycling networks and is located in close proximity to Kilmarnock Town Centre, which is considered to have a significant positive environmental impacts on health. The provision of a mixed-use site including business and retail will increase the offer given in Kilmarnock, thus having a significant positive environmental impact on human health. The removal of contaminated soils will also have a significant positive impact on health, as will the redevelopment of this brownfield degraded land. However, as outlined above, due to the presence of contaminated land, there is potential for ground works to contaminate groundwater courses which would lead to the degradation of this resource which will have significant negative environmental impacts in terms of health.	<p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.</p> <p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>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.</p>
	Population	The South Central Kilmarnock area, is considered to be sustainably located, in close proximity to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population, with basic amenities being located within a walkable distance from the South Central Kilmarnock. The provision of retail and business uses within this site is also likely to increase the employment provision within Kilmarnock.	None.
	Material Assets	South Central Kilmarnock is considered to be sustainably located, in close proximity to existing public transport routes, core paths and rights of way which will have a significant positive environmental impact on material assets. This preferred option is likely to increase the amount of waste produced within the area, thus having significant negative environmental impacts.	Any developments within this site should be required to incorporate open spaces, which is dual purpose (recreation/amenity and flood alleviation) should conform to the guidelines that will be contained within the LDP2, offering open space which creates a sense of place.
Short, Medium or Long Term Impact?		There are likely to be medium and long-term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are unlikely to be significant positive and negative cumulative environmental impacts.	

Main Issue 6: Spatial Strategy Priority for Coalfield Communities Landscape Partnership (CCLP)

CCLP (Preferred Option): Continue with approach taken in the Minerals LDP and provide a policy framework to support the development and implementation of the Coalfield Communities Landscape Partnership.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/ Enhancement
Natural Features	Landscape and Geology	The preferred option is likely to have significant environmental impacts on the landscape character of rural East Ayrshire around the Coalfield communities. It is anticipated that the proposals put forward and contained within CCLP are likely to have a significant positive environmental impact such as riparian corridors, peatland enhancement and community woodland creation on opencast sites.	Ensure landscape character is enhanced and not detrimentally affected by the proposals contained within CCLP.
	Biodiversity, Flora and Fauna	<p>CCLP projects such as “Coalfields to wildwoods” will involve the restoration of opencast mines sites to the propagation of key native pioneer plant network. This will have a significant positive environmental impact on biodiversity, flora and fauna.</p> <p>The “Perfect Peatland” project aims to deliver habitat enhancement at the landscape-scale, employing best-practice peatland restoration to bring degraded sites into better ecological condition, benefiting both wildlife and the environment. This is likely to have significant positive environmental impacts on biodiversity, flora and fauna through the restoration of 100 hectares of peatlands.</p> <p>The “Hedge Row Habitats” project which focuses on improving the community woodland and hedgerows in the village of Netherthird which will involve planting. This will have a significant positive impact on biodiversity, flora and fauna.</p> <p>The “Coalfield Pollinators” project focuses on the provision of wildflower-rich habitats/grassland which has experienced significant loss and fragmentation. This will have a significant positive environmental impact on biodiversity, flora and fauna.</p>	None.
	Climate	The “Perfect Peatland” project aims to deliver habitat enhancement at the landscape-scale, employing best-practice peatland restoration to bring degraded sites into better ecological condition, benefiting both wildlife and the environment. This is likely to have significant positive environmental impacts on climate through the restoration of 100 hectares of peatlands, which will act as carbon sequestration.	None.
Natural Resources	Soil	The “Perfect Peatland” project aims to deliver habitat enhancement at the landscape-scale, employing best-practice peatland restoration to bring degraded sites into better ecological condition, benefiting both wildlife and the environment. This is likely to have significant positive environmental impacts on soil through the restoration of 100 hectares of peatlands.	None.
	Air	Under the CCLP the aspirational access links between project settlements, such as Patna, Waterside, Ochiltree and Auchinleck, will add significant length of active travel network within the south of East Ayrshire which will encourage more active travel, thus having a positive impact on local air quality.	None.
	Water	CCLP projects such as “Healthy East Ayrshire Rivers” aims to help communities monitor the health of their local rivers and burn catchments through data collection. This will help to identify ongoing pollution incidents and practices which reduce water quality. This will have a significant positive environmental impact on water quality. Other projects include the riverbank stabilisation and Lugar Water ox-bow reserve.	None.
Historic Environment	Listed Buildings	This spatial strategy priority focuses on the CCLP and continuation of the MLDP approach, and as such it is likely to have a significant environmental impact. However, it is difficult to predict with any accuracy what the impact is likely to have on listed buildings as this is dependent on what type of approach is adopted.	None.

	Conservation Areas	This spatial strategy priority focuses on the CCLP and continuation of the MLDP approach, and as such it is likely to have a significant environmental impact. However, it is difficult to predict with any accuracy what the impact is likely to have on conservation areas as this is dependent on what type of approach is adopted.	None.
	Gardens and designed landscapes	This spatial strategy priority focuses on the CCLP and continuation of the MLDP approach, and as such it is likely to have a significant environmental impact. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on what type of approach is adopted.	None.
	Archaeological Sites/Areas	This spatial strategy priority focuses on the CCLP and continuation of the MLDP approach, and as such it is likely to have a significant environmental impact. However, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on what type of approach is adopted.	None.
	Scheduled Monuments	This spatial strategy priority focuses on the CCLP and continuation of the MLDP approach, and as such it is likely to have a significant environmental impact. However, it is difficult to predict with any accuracy what the impact is likely to have on scheduled monuments as this is dependent on what type of approach is adopted.	None.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A.
Social Environment	Health	The proposals, as contained within the CCLP, will increase the active travel network contributing to core paths and rights of way, increasing the connectivity between coalfield community settlements such as Patna, Waterside, Ochiltree and Auchinleck. This will have a significant positive environmental impact on health. It is uncertain whether this will lead to community facilities being within an acceptable distances, however, overall the active travel network will be increased and Improving infrastructure. CCLP projects are sustainable in nature and seek to improve amenities, perceptions and experiences within the coalfield communities. The projects are likely to reduce private car usage through the provision of increased active travel networks.	None.
	Population	The proposals, as contained within the CCLP, will increase the active travel network contributing to core paths and rights of way, increasing the connectivity between coalfield community settlements such as Patna, Waterside, Ochiltree and Auchinleck. This will have a significant positive environmental impact on population. Improvements to river quality, peatlands and other habitats will result in better quality environments which will have a significant positive environmental impact on population. It is uncertain whether this will lead to community facilities being within an acceptable distances, however, overall the active travel network will be increased and Improving infrastructure.	None.
	Material Assets	CCLP projects such as the Lugar Water Trail will connect the communities of Lugar, Cumnock and Ochiltree, following the course of the Lugar as it winds its way through adjacent agricultural fields, to Woodroad Park in Cumnock through Dumfries Estate and then onwards turning to the north through the grounds of Auchinleck House until it meets the River Ayr. This will have a positive environmental impact on material assets as it will increase the active travel network. CCLP also proposes the “Doon River Valley Walk” which will link a number of community assets and communities such as Bellsbank, Dalmellington, Waterside and Patna, enhancing the path network by 27km and route promotions which will positively contribute to East Ayrshire’s material assets. Through CCLP projects green networks and active travel networks will be expanded which will have a significant positive impact on material assets by increasing access and accessibility.	None.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are to be significant positive cumulative and synergistic environmental impacts.	

Main Issue 7: Spatial Strategy Priority for Sustainable Growth (Stewarton)

Demand for New Housing in Stewarton (Preferred Option): The Council will work with key agencies, stakeholders and relevant Council services and partners' to identify a sustainable approach to future development in Stewarton. It will do this by preparing a comprehensive, long term development strategy for the town. The first priority of the strategy will be to ensure that services and facilities are enhanced to meet the needs of the existing community as identified in the current LDP (2017). Over the medium to longer term it will ensure that any new development opportunity sites that may be identified can be suitably accommodated within the local environment and by the town's services, facilities and infrastructure. The key matters that the strategy will need to address will be: Education provision; health and social care accommodation; roads infrastructure; water and wastewater infrastructure; landscape and environmental impact; affordable housing requirements; green space and leisure provision; and space for business expansion and economic activity.

It is important to note that this preferred option does not commit to allowing for a specific amount of growth but commits to a process which will assess whether new development can happen, whether it can be provided in a controlled manner and whether it can be suitably integrated with existing services and facilities or can be provided with sufficient new services and facilities.

It is anticipated that a strategic development framework for Stewarton will be ready for inclusion in LDP2 and that the first 'services and facilities' phase and any subsequent development phase (to tie in with the lifespan of LDP2) will also be provided but that the more detailed aspects of the medium to longer term strategy will follow as Supplementary Guidance.

For clarity new housing opportunity sites will only be identified in Stewarton within the Proposed Plan if the work detailed above can demonstrate conclusively that the infrastructure and services needed to support the development (as well as the necessary proportionate developer contributions) can be upgraded or provided as necessary.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Whilst it is noted that the option does not commit to allowing a specific volume of land for inclusion in the LDP2, it may result in some land being allocated if there is capacity and it can be sustainably accommodated. The identification of any new development opportunity sites in Stewarton is likely to have an impact on the landscape character of the settlement, depending on the location of the chosen sites and whether they are urban in nature. Should this need be filled within currently allocated sites than this would have a significant positive impact. However, it is considered that any future housing development in Stewarton could have a significant negative impact on the landscape if located outwith existing site allocations. Although the inclusion of a strategic development framework for Stewarton is procedural in nature, it is anticipated that this will have environmental impacts through improvements to services and facilities, likely to be both positive and negative in nature.	Appropriate and sensitive screening could help to incorporate new residential developments into adjacent rural areas to mitigate the visual impacts of these sites. The design of the new development should also be of a design that is innovative but complements the existing urban character of the area. Should these mitigation measures be implemented then there are likely to be significant positive impacts.
	Biodiversity, Flora and Fauna	The environmental impacts on biodiversity, flora and fauna are uncertain as this depends on the location of the housing sites to be incorporated into the plan, this is dependent on where these sites are deemed appropriate and whether Stewarton can sustainably accommodate them. There is a Local Nature Conservation Site to the north of Stewarton, outwith the settlement boundary. However, impacts are uncertain.	Important biodiversity sites should be avoided.
	Climate	Whilst it is noted that the option does not commit to allowing a specific volume of land for inclusion in the LDP2, it may result in some land being allocated if there is capacity and it can be sustainably accommodated. The identification of any development opportunity sites in Stewarton may have significant negative impacts if they are not located within a sustainable location, which is accessible to, and integrated with existing public transport networks. It is considered that the identification of additional housing sites in Stewarton will likely increase	Developments should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. Ensure integration within active travel networks to reduce greenhouse gas emissions.

		private car use which will have a significant negative environmental impact on climate factors.	
Natural Resources	Soil	<p>The identification of any new development opportunity sites which can be sustainably accommodated in Stewarton is likely to have an impact on soil, depending on the location of the chosen sites and whether they are urban in nature. There is some contaminated land contained within the settlement boundary. Development could result in the treatment and/or removal of this contaminated land, having a significant positive environmental impact.</p> <p>Some areas to the east of Stewarton are also classified as “Locally Important Good Quality” agricultural land. The settlement also contains several archaeological sites/areas which may be lost as a result of this issue.</p>	<p>Unfortunately, there are no mitigation measures that will offset the loss of agricultural land.</p> <p>Contaminated soil should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health officers. This is likely to have significant positive impacts if the mitigation and enhancement measures are provided.</p>
	Air	Whilst it is noted that the option does not commit to allowing a specific volume of land for inclusion in the LDP2, it may result in some land being allocated if there is capacity and it can be sustainably accommodated. It is considered that the identification of housing sites in Stewarton where they can be accommodated will likely increase private car use which will have a significant negative environmental impact on climate factors.	<p>Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</p> <p>Large scale developments, should provide a public bus service which connects to this site and any new development should ensure that it is, where possible, connected to the existing green network and that green infrastructure provision is met on site.</p>
	Water	The identification of new development opportunity sites in Stewarton is likely to have an impact on the water environment, depending on the location of the chosen sites and whether they are urban in nature. The impacts are therefore uncertain at this stage, without site specific contexts or the commitment of site allocations.	None.
Historic Environment	Listed Buildings	As outlined above, with regards to listed buildings.	None.
	Conservation Areas	As outlined above, with regards to conservation areas.	None.
	Gardens and designed landscapes	As outlined above, with regards to gardens and designed landscapes.	None.
	Archaeological Sites/Areas	As outlined above, with regards to archaeological sites/areas.	None.
	Scheduled Monuments	As outlined above, with regards to scheduled monuments.	None.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The environmental impacts are dependent on the locations allocated for growth, if it is deemed that growth can be sustainably accommodated within Stewarton, this is dependent on a number of factors: infrastructure, service and facility improvements. Housing sites should be within a walkable distance of public transport networks, facilities and amenities which would have a significant positive impact on human health. This would ensure that sites brought forward are within sustainable locations. Additional residential properties are likely to have significant negative environmental impacts, in terms of air quality as it will undoubtedly result in the proliferation of private car use which will in turn increase greenhouse gas emissions. Sites should integrate and provide public open green spaces, however, this is uncertain at this stage of the assessment process.	Ensure integration within active travel networks to reduce greenhouse gas emissions.

		In overall terms, there are likely to be significant positive and negative environmental impacts on human health as a result of this option. However, the exact impacts cannot be determined at this stage of the assessment process as no precise sites have been illustrated.	
	Population	As no specific sites have been committed or identified for future development as part of this option, the exact impacts that this will have on population are difficult to determine at this stage of the assessment process.	Ensure integration within active travel networks to reduce greenhouse gas emissions.
	Material Assets	As outlined above, with regards to material assets. The allocation of additional housing sites, even small sites, are likely to exacerbate existing infrastructure constraints and pressures, in absence of any solutions, which are experienced in Stewarton. This would have a significant negative environmental impact on material assets, although, the exact impact of this is hard to determine and assess as no specific sites have yet been identified. In overall terms, the exact environmental impacts are uncertain.	<p>The provision of new open space should conform to the guidelines that will be contained within LDP2. These spaces should offer both recreational and amenity spaces in order to create a sense of place.</p> <p>Enhancements to local water and road infrastructure will be required prior to any identification of land for future housing.</p>
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are to be significant positive and negative cumulative and synergistic environmental impacts.	

Main Issue 8: Spatial Strategy Priority for Industrial and Business Land in Stewarton

Industrial and Business Land in Stewarton (Preferred Option): Review demand and supply for industrial and business land in Stewarton and potentially identify new sites, preferably in sustainable locations, for industrial and business development. The identification of new sites is dependent on issues being resolved in relation to infrastructure, services and facilities. In particular any road traffic concerns would require to be resolved.

One potential area to further investigate is land to the north of Stewarton which could be utilised for industrial and business purposes and where submitted to the Council at the “Calls for Priorities, Issues and Proposals” consultation for inclusion in LDP2.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The allocation of additional sites will have an environmental impact. Existing industrial areas allocated under the EALDP (2017) are 192B and 193B. These are centrally located within Stewarton and, are therefore urban in nature. It is not considered that there retention within the LDP2 would have a detrimental impact. The addition of new sites may alter the landscape of Stewarton. However, this is dependent on the sites identified and their scale. As such, the impacts on landscape and geological features are uncertain.	Development should only be permitted where the landscape can absorb it. Appropriate screening measures should be adopted to minimise and mitigate against the visual impact on industrial and business uses.
	Biodiversity, Flora and Fauna	As outlined above, with regards to biodiversity, flora and fauna.	Development of the site should ensure that there are no adverse impacts on the Provisional Wildlife Site and Ancient Woodland as well as the setting of these resources.
	Climate	The addition of new sites for industry and business within Stewarton is likely to have significant positive and negative impacts on Climate. The sites may have significant negative impacts if they are not located within a sustainable location, which is accessible and integrated into the existing public transport network. The sites should be accessible by way of active travel networks, which would increase walking and cycling within Stewarton, thus having a significant positive environmental impact on climatic factors. It is considered that the identification of additional business and industry sites in Stewarton will increase private car use, which will have a significant negative environmental impact on climate factors by way of increased greenhouse gas emissions. This might also result in the increased transportation and hauling of goods and materials. Further development within Stewarton will require infrastructure improvements.	Developments should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. Ensure integration within active travel networks to reduce greenhouse gas emissions.
Natural Resources	Soil	As no specific sites have been identified at this stage of the assessment, the exact environmental impacts with regards to soil are difficult to determine. This is dependent on the site specific context of the land identified as additional opportunity site(s). Significant environmental impacts cannot be determined at this stage and are therefore uncertain.	Further assessment in terms of natural resources and assets would be required during the identification of sites. Prime agricultural land should be avoided and safeguarded, as well as carbon rich soils and peatland.
	Air	Further development within Stewarton will require infrastructure improvements. The development of additional business and industry sites is likely to have significant negative impacts on air quality, primarily as it is will increase the level greenhouse gases in the areas as a result of increased traffic, private car use and the hulling of materials and goods.	Development of the site should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. Large scale developments, should provide a public bus service which connects to this site and any new development should ensure that it is, where possible, connected to the existing

			green network and that green infrastructure provision is met on site.
	Water	As no specific sites have been identified at this stage of the assessment, the exact environmental impacts with regards to water are difficult to determine. This is dependent on the site specific context of the land identified as additional opportunity site(s). Significant environmental impacts cannot be determined at this stage and are therefore uncertain.	None.
Historic Environment	Listed Buildings	As outline above with regards to listed buildings.	None.
	Conservation Areas	As outline above with regards to listed buildings.	None.
	Gardens and designed landscapes	As outline above with regards to listed buildings.	None.
	Archaeological Sites/Areas	As outline above with regards to listed buildings.	None.
	Scheduled Monuments	As outline above with regards to listed buildings.	None.
	Historic Battlefields	Screened out of Stage 1 Assessment.	N/A
Social Environment	Health	<p>The environmental impacts are dependent on the locations allocated for business and industrial use within Stewarton. These sites should be within a walkable distance of public transport networks, facilities and amenities which would have a significant positive impact on human health. This would ensure that the sites brought forward are in sustainable locations.</p> <p>Additional sites for business and industry are likely to have significant negative environmental impacts in terms of air quality as it will undoubtedly result in the proliferation of private car use which will in turn increase greenhouse gas emissions. Sites should integrate and provide public open green spaces, however, this is uncertain at this stage of the assessment process.</p> <p>In overall terms, there are likely to be significant positive and negative environmental impacts on human health as a result of this option. However, the exact impacts cannot be determined at this stage of the assessment process as no precise sites have been illustrated.</p>	Ensure integration within active travel networks to reduce greenhouse gas emissions.
	Population	As no specific sites have been identified within this option for business and industrial development within Stewarton, the exact impacts that this will have on population are hard to determine at this stage of the assessment process.	Ensure integration within active travel networks to reduce greenhouse gas emissions.
	Material Assets	As outlined above, with regards to material assets. The allocation of additional business and industry sites, even small sites, are likely to exacerbate existing infrastructure constraints and pressures which are experienced in Stewarton. This would have a significant negative environmental impact on material assets, although the exact impact of this is hard to determine and assess as no specific sites have yet been identified. In overall terms, the exact environmental impacts are uncertain. Further development within Stewarton will require infrastructure improvements in terms of traffic and service capacity.	The provision of new open space should conform to the guidelines that will be contained within LDP2. These spaces should offer both recreational and amenity spaces in order to create a sense of place.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long-term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are to be significant positive and negative cumulative and synergistic environmental impacts as a result of this. Stewarton experiences significant development pressure and has a limited infrastructure capacity to enable it.	

Main Issue 9: Spatial Strategy Priority for Simplified Planning Zones

Simplified Planning Zones (Preferred Option): <i>Simplified Planning Zones are adopted by the Council, identified in the Spatial Strategy and are used to enable development in certain priority areas. Suggested locations include: South Central Kilmarnock, Stoneygate Newmilns (Brown Street area), Kilmarnock North (North of Southcraigs), Bellfield (east of the Bellfield Interchange), Caponacre Industrial Estate (Cumnock), Caprington Kilmarnock (site 320H), Doon Valley (Patna and Dalmellington) and within a yet to be determined selection of town centres.</i>			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The preferred option is likely to have significant cumulative environmental impacts in terms of landscape and geological features as a number of key sites have been identified for masterplanning. However, the exact impacts on site specific contexts and cumulatively are uncertain.	The preferred option is likely to have environmental impacts on natural features as Masterplan Consent Areas will be allocated within the PLDP2 and will be utilised to enable development within priority areas of East Ayrshire. Potential environmental impacts are dependent on the location, scale and site specific context of the new sites identified
	Biodiversity, Flora and Fauna	<p>Collectively and cumulatively, there are likely to be both significant positive and negative environmental impacts on biodiversity, flora and fauna as a result of the identification and allocation of opportunity sites, and the adoption of SPZ approach. The impacts for each of the sites identified within this option are outlined below:</p> <p><u>Kilmarnock South Central (Glencairn area):</u> It is not considered that a masterplan approach and the allocation of opportunities for future development will have a detrimental impact on biodiversity, flora and fauna as the area in question, as South Central Kilmarnock is urban in nature. It is not considered to have a negative impact on biodiversity, flora or fauna.</p> <p><u>Stoneygate Newmilns (Brown Street area):</u> The allocation of opportunities in the priority area of Stoneygate (Brown Street, Newmilns) is likely to have significant negative impacts on biodiversity as the site in question is constrained by prime agricultural land of “locally important good quality”. To the east of the site is Lanfine Estate provisional wildlife site (Local Nature Conservation Site). The site is also bordered to the north by the River Irvine which is classed as being in moderate overall condition. The River Irvine is rated as being highly free from invasive species, with good access for migrating fish. The redevelopment of this site could have significant negative impacts.</p> <p><u>Kilmarnock North (north of Southcraigs):</u> The allocation of opportunities in the priority area located north of Southcraigs is likely to have significant negative impacts on biodiversity as the site in question is constrained by two Local Nature Conservation Sites (Meiklewood/ Mossie and North Craig Reservoir) which are adjacent to the boundaries of development opportunity sites (152B, 319H AND 153B) as currently identified within the EALDP 2017. There are also another two Local Nature Conservation Sites which are in relatively close proximity to the site (Rowallan Estate and Craufurdland Estate). Meikle Mossie is a botanically rich area partly lying beside the Glazert Burn which is also of interest for ornithological and invertebrate interest. The sites also incorporate areas of Class 5 peat and carbon rich soils which are an important asset.</p> <p><u>Bellfield (east of Bellfield Interchange):</u> The allocation of priority area to the east of the Bellfield Interchange and adoption of a masterplan approach to development could have significant negative impacts on biodiversity, flora and fauna, as the proposed site in question is located within the agricultural lowlands, outwith the settlement boundary. Although the site was previously</p>	<p>Ensure that important assets of biodiversity are safeguarded through a robust and effective policy framework. This policy framework will be utilised to protect and enhance Green Networks.</p> <p>The fragmentation of important natural features for biodiversity, flora and fauna should be avoided. However, where there is any loss to either or both resources within developments, then there should be corresponding areas of new wildlife habitat and trees provided.</p> <p>Even though these mitigation measures will help to offset development, loss of these established resources cannot be replaced on a like for like basis.</p>

Natural Resources		<p>development (Kirklandside Hospital), this has been vacant for a number of years. However, the site is not anticipated to have any detrimental impacts on sites allocated for nature conservation (SSSI, SAC, SLC, LNCS etc) as there are no protected habitats or species within the sites or in the vicinity of the site. However, at this stage for process it is difficult to determine if there is an impact on what this is likely to be as the exact scale of the proposed use have not yet been determined.</p> <p><u>Caponacre Industrial Estate (Cumnock):</u> The site, although it does not encompass any protected sites, is in close proximity to three Local Nature Conservation Sites: Horsecleugh Glen Woodland (80 metres), Glaisnock Glen/Velvetere Wood (177 metres approx.) and Shankston Wood (395 metres approx). Further development of this site could have significant negative impacts on these LNCS's exposing them to contamination, although this is dependent on the nature and scale of the development proposed.</p> <p><u>Caprington (Kilmarnock, site 320H):</u> The site (east of Caprington), currently allocated as a housing opportunity site (320H), partially incorporates the eastern most point of Caprington Castle & Estate Local Nature Conservation Site. It is also in encompassed by prime quality agricultural land. As such, the development of this site through masterplanning could have significant negative impacts on biodiversity, flora and fauna should the development engulf the LNCS, through the fragmentation and removal of important sites for biodiversity.</p> <p><u>Dalmellington for housing and miscellaneous sites:</u> Patna, although it does not encompass any protected sites, is in close proximity to three Local Nature Conservation Sites: Doon Valley Wetlands, Cumnock Burn/Pennyvenie Burn and Dalmellington Town Common. The whole settlement falls under a Special Landscape Area. To the north-east the settlement incorporates Camlarg Garden and Designed Landscape. As such, the development of sites within the settlement boundary of Patna for housing, business and industry may/could have significant negative impacts on biodiversity, flora and fauna. However, this is dependent on the locations selected and allocated.</p>	
	Climate	<p>Collectively and cumulative, further development of the sites identified in this option through the use of masterplan consent areas could have significant environmental impacts. The development of these sites may have a significant negative impact on climate primarily as it is will increase the level greenhouse gases in the areas as a result of increased traffic, private car use and the hulling of materials and goods. which will in turn increase greenhouse gas emissions.</p> <p>Some of the sites identified are considered to be sustainably located, particularly the former Kirklandside site and Kilmarnock North. There is potential for the sites to be well integrated and connected into existing active travel networks which will enable more walking and cycling, resulting in the reduction of greenhouse gas emissions. Thus, having a significant positive environmental impact. For example, The redevelopment of the former Safeway site within South Central Kilmarnock could have a significant positive environmental impact as it is considered to be sustainably located or accessible in Kilmarnock Town Centre. The site is close to an existing public transport route. Integration into this network could have a significant positive impact on climate.</p>	Development sites should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
	Soil	<p>Collectively and cumulatively, there are likely to be both significant positive and negative environmental impacts on soil as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p><u>Kilmarnock South Central (Glencairn Street area):</u> The site is constrained by the presence of contaminated land which covers a large portion of the site. There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land.</p>	<p>Unfortunately, there are no mitigation measures that will offset the loss of agricultural land.</p> <p>Contaminated soil should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health. This is likely to have significant</p>

		<p><u>Stoneygate Newmilns (Brown Street area):</u> This site contains large areas of contaminated land. There may be significant positive environmental impacts on soil as further development of the land (through masterplanning) could result in the removal and/or treatment of contaminated land. The site is also significantly covered by an archaeological site/area. The development of this site could have a significant negative impacts on this archaeological area. The site at risk of soil erosion ranging from medium to high risk.</p> <p><u>Kilmarnock North (north of Southcraigs):</u>The area in question, north of Southcraigs, is constrained by the presence of Class 5 peat and carbon rich soils, which should be preserved and retained. As such, the further development of this site could have a significant negative environmental impact on this asset. Part of the site is also constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”. There is no contaminated land present. The site also incorporates two raised peat bogs, which could be significantly negatively affected by the development of this site. In overall terms, there are potentially negative environmental impacts on soil.</p> <p><u>Bellfield (east of Bellfield Interchange):</u> The area to the east of Bellfield Interchange identified for business and industrial development is a large expanse of land which was previously occupied by Kirklandside Hospital, directly to the south of the A76T. In terms of soil, this site contains non-calcareous gleys. The site is constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mosside, There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. However, there may also be significant negative environmental impacts on prime agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog.</p> <p><u>Caponacre Industrial Estate (Cumnock):</u> Caponacre Industrial Estate is currently identified as a miscellaneous opportunity site (383M). The site is constrained by a large area of contaminated land. There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land. The site also encompasses coal seams as inferred by the British Geological Survey. Coal seams are usually thick enough to be profitably mined.</p> <p><u>Caprington (Kilmarnock, site 320H):</u> The site in question has no constraints with regards to soil. It is not considered that its development/allocation within LDP2 will have a detrimental impact on soil quality.</p> <p><u>Patna for housing and industry/business:</u> Patna’s settlement hosts a number of contaminated land sites. Depending on the location of site allocations and subsequent development, this option could have significant positive environmental impacts on soil through the removal and/or treatment of contaminated land. The settlement also contains a number of vacant and derelict sites. There are no significant natural assets such as carbon rich soils and peatland etc. As such, this option is likely to have significant positive environmental impacts on soil.</p> <p><u>Dalmellington for housing and miscellaneous sites:</u> Dalmellington’s settlement hosts several contaminated land sites to the north and south. Depending on the location of site allocations and</p>	<p>positive impacts if the mitigation and enhancement measures are provided.</p> <p>There the masterplan approach, important natural resources such as peat and carbon rich soils, raised and intermediate bogs etc. should be preserved and retained due to their important role as a carbon store.</p>
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		subsequent development, this option could have significant positive environmental impacts on soil through the removal and/or treatment of contaminated land.	
	Air	<p>Collectively and cumulatively, the allocation and further development of these sites through the use of masterplan consent areas could have significant positive and negative environmental impacts on air quality. All of the sites have strong existing infrastructure connections in terms of the existing road network. The sites therefore have potential for strong public transport connections. The sites are considered to be appropriately and sustainable expansion or development opportunity locations. The sites are within walking distance of key residential areas, amenities and facilities, although it is recognised that there are barriers to pedestrian permeability, which limit this positive influence. The use of public transport and active travel networks could reduce local greenhouse gas emissions, thus, having a significant positive environmental impact.</p> <p>However, the development of these sites is likely to increase private car use with the area. This could have a significant negative environmental impact on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact.</p> <p>However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes.</p> <p>Therefore, the allocation of these sites and adoption of masterplan consent areas is likely to have both significant positive and negative environmental impacts on air quality.</p>	<p>Development sites should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.</p> <p>Developers should ensure that a public bus service can access the area to provide an alternative to car journeys.</p>
	Water	<p>Collectively and cumulatively, there are likely to be both significant positive and negative environmental impacts on the water environment as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p><u>Kilmarnock South Central (Glencairn Street area):</u> The whole site, as currently identified within the EALDP (2017), is at risk of fluvial flooding (low to medium risk) within the SEPA flood maps. The proposed redevelopment of this site could therefore have significant negative environmental impacts on the water environment as flood protection measures would need to be adopted for the site to be developments. This could alleviate flood risk, but increase flood risk in other nearby locations, moving the problem up or downstream.</p> <p><u>Stoneygate Newmilns (Brown Street area):</u> The site is bordered to the north by the River Irvine which is classed as being in moderate overall condition. The River Irvine is rated as being of moderate physical condition with good water quality. The redevelopment of this site could have detrimentally impact the water environment by exposing it to contaminants contained within the land as a result of previous uses.</p> <p><u>Kilmarnock North (north of Southcraigs):</u> The site is bordered to the south by the Fenwick Water. There is therefore potential that any development could have significant negative environmental impacts on the water environment. The site itself is at low-high risk of surface water flooding. Further development of this site could therefore exacerbate this risk through increased impermeable surfaces. In overall terms, there is potential for the site to have significant negative environmental impacts on the water environment. Although it is noted that this is manageable within the site and not so significant to deter development within the site, with appropriate Sustainable Urban Drainage Systems (SUDS) development could minimise any detrimental impacts, thus having a positive impact.</p>	<p>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.</p> <p>Developers will be required to investigate 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.</p>

		<p><u>Bellfield (east of Bellfield Interchange):</u> The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on the water environment. However, it is difficult to predict with any accuracy what the impact is likely to be.</p> <p><u>Caponacre Industrial Estate (Cumnock):</u> The site in question, as currently identified, is at risk of surface water flooding (low to high risk). The cuts across the site north-east to south-west. Further development of this site could exacerbate existing flood risk by further reducing the level of permeable surfaces within the site. This would have significant negative impacts on the flood risk.</p> <p><u>Caprington (Kilmarnock, site 320H):</u> The site in question, hosts small areas which are at low to high risk of surface water flooding. The development of this site could exacerbate existing flood risk by further reducing the level of permeable surfaces within the site. This would have significant negative impacts on the flood risk. Although it is noted that this is manageable within the site and not so significant to deter development within the site.</p> <p><u>Patna for housing and industry/business:</u> The River Doon flows through the centre of Patna's settlement boundary. As such, large areas of Patna are at low-high risk of fluvial flooding. There are also small pockets of surface water flooding risk spread across the settlement. There is potential for housing development, alongside business and industry development, to have a significant negative environmental impact on the water environment. However, this is dependent on the location and scale of the sites identified. At this stage of the SEA assessment, the exact impacts are uncertain.</p> <p><u>Dalmellington for housing and miscellaneous sites:</u> Dalmellington is susceptible to low-medium fluvial flooding, with large pockets of the settlement at low-high risk of surface water flooding. There is potential for housing development, alongside business and industry development, to have a significant negative environmental impact on the water environment. However, this is dependent on the location and scale of the sites identified. At this stage of the SEA assessment, the exact impacts are uncertain.</p>	
Historic Environment	Listed Buildings	<p>Collectively, there are likely neutral impacts, in terms of listed buildings within the majority of the locations as a result of the identification and allocation of opportunity sites, and the adoption of SPZ approach. The impacts for each of the sites identified within this option are outlined below:</p> <p>There are not likely to be any negative environmental impacts on listed buildings as a result of this option in relation to Stoneygate Newmilns (Brown Street area), Kilmarnock North (north of Southcraigs), area east of Bellfield Interchange, Capronacre Industrial Estate (Cumnock) and Caprington (Kilmarnock. The impacts on these locations are therefore considered to be neutral.</p> <p><u>Kilmarnock South Central (Glencairn Street area):</u> The redevelopment of West Shaw Street (previously Safeway) is likely to have significant positive and negative environmental impacts on listed buildings as there are three listed structures in close proximity to the site including West Shaw Street Bridge (C listed), Glencairn Square (C listed) and the former Co-operative Building (C listed). However, the exact impacts are hard to determine at this stage. The development may detrimentally affect the setting of these historic structures, or enhance the setting depending on the design and materials adopted.</p>	<p>The listed buildings and their setting will have to be carefully considered.</p> <p>The design and layout of sites should be carefully done and may require the input of a conservation accredited architect to ensure that any impact on the buildings themselves and their setting is minimised.</p> <p>However, it is considered that even if the mitigation measures here are incorporated there will be still be a significant loss to the setting of the listed buildings.</p>

		<p><u>Patna for housing and industry/business:</u> There is only a single listed building within Patna, as such, it is unlikely that additional housing and business/industry sites are likely to have a significant positive or negative impact. The impacts are therefore considered to be neutral.</p> <p><u>Dalmellington for housing and miscellaneous sites:</u> The allocation and subsequent development of areas in Dalmellington for housing and miscellaneous developments is likely to have significant positive and negative environmental impacts on listed buildings. However, the exact impacts are hard to determine at this stage.</p>	Overall, with the mitigation measures taken into account, the best case scenario will be significant positive and negative impacts.
	Conservation Areas	<p>Collectively, there are likely have neutral/uncertain impacts on conservation areas within the majority of the locations as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p>There are not likely to be any negative environmental impacts on conservation areas as a result of this option in relation to Kilmarnock North (north of Southcraigs), area east of Bellfield Interchange, Capronacre Industrial Estate (Cumnock), Caprington (Kilmarnock) and Patna. The impacts on these locations are therefore considered to be neutral.</p> <p><u>Kilmarnock South Central (Glencairn Street area):</u> The redevelopment of West Shaw Street (previously Safeway) is likely to have an environmental impact on conservation areas as there the site borders Dundonald Road Conservation Area. However, the exact impacts, whether positive or negative, are hard to determine at this stage. The impacts are therefore uncertain.</p> <p><u>Stoneygate Newmilns (Brown Street area):</u> The site is in relatively close proximity to Loudoun Road (Newmillns) Conservation Area, however, it is screen by Riverbank Street, Queen's Crescent as well as the River Irvine itself. Further development of this site is therefore not considered to have any significant negative environmental impacts on listed buildings.</p> <p><u>Dalmellington for housing and miscellaneous sites:</u> Dalemellington has a conservation area and a number of listed buildings which should be protected and retained. However the housing sites as allocated within the EALDP (276h, 224h, 076h) are not in close proximity to the conservation area. The impacts are anticipated to be neutral.</p>	<p>The listed buildings and their setting will have to be carefully considered.</p> <p>The design and layout of sites should be carefully done and may require the input of a conservation accredited architect to ensure that any impact on the buildings themselves and their setting is minimised.</p>
	Gardens and designed landscapes	<p>Collectively, there are likely have neutral impacts on gardens and designed landscapes within the majority of the locations as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p>There will be no negative environmental impacts on gardens and designed landscapes in Kilmarnock South Central (Glencairn Street area), Stoneygate Newmilns (Brown Street area), east of Bellfield Interchange, Capronace Industrial Estate and Patna.</p> <p>However, the following sites are in relative close proximity to gardens and designed landscpes: Kilmarnock North (north of Southcraigs), Caprington (Kilmanrock) and Dalmellington settlement. The housing site 320H at Caprington is within 280 metres of Caprington Castle Historic Garden and Designed Landscape. The development of this site could have a detrimental impacts on the setting of this designation. However, the exact impacts are uncertain. The Dalmellington settlement boundary incorporates Camlarg designed landscape. Development around this location could have significant negative impacts on the setting of this designation. However, the exact impacts are uncertain.</p>	<p>There should be no detrimental or whole scale loss of any feature of Garden and Designed Landscapes. Any development should be carefully sited to ensure that the setting of the Garden and Designed Landscapes is not unduly impacted upon by any development.</p> <p>Overall, with the mitigation measures taken into account, the best case scenario will be significant positive and negative impacts.</p>

	Archaeological Sites/Areas	<p>In overall terms, there are likely have neutral impacts on archaeological sites/areas within the majority of the locations as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p>There will be are unlikely to be any positive or negative environmental impacts on archaeological sites/areas in the following locations: Kilmarnock South Central (Glencairn Street area), area east of Bellfield Interchange, Kilmarnock North (North of Southcraigs), Capronace Industrial Estate (Cumnock) and Patna.</p> <p>However, there may be significant impacts in the following locations: Dalmellington settlement, Stoneygate Newmilns (Brown Street area) and Caprington (Kilmarnock). Stoneygate (Newmilns) is significantly covered by an archaeological site/area. The development of this site could have a significant negative impacts on this archaeological area. Caprington 320H is bordered by an archaeological site/area. The development of this site could have significant negative impacts on this archaeological area. Dalmellington's settlement also hosts a number of notable archaeological sites/areas.</p> <p>As such, cumulatively, this option may have significant positive and negative environmental impacts.</p>	If there is likely to be an impact on archaeological resources, then mitigation measures should be put in place in consultation with Historic 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.
	Scheduled Monuments	<p>In overall terms, there are likely have neutral impacts on scheduled monuments within the majority of the locations as a result of the identification and allocation of opportunity sites, and the adoption of masterplan consent approach. The impacts for each of the sites identified within this option are outlined below:</p> <p>There will be are unlikely to be any positive or negative environmental impacts on archaeological sites/areas in the following locations: Kilmarnock South Central (Glencairn Street area), Stoneygate Newmilns, area east of Bellfield Interchange, Kilmarnock North (North of Southcraigs), Capronace Industrial Estate (Cumnock), Caprington (Kilmarnock) and Patna. The impacts in these locations are therefore considered to be neutral.</p> <p>There is a scheduled monument (and associated archaeological site/area) within the settlement boundary of Dalmellington (SM3009: Dalmellington Motte). There is potential for development to have a significant negative environmental impact on this monument. However, as not sites have been specified this cannot be determined at this stage of the assessment.</p>	If there is likely to be an impact on scheduled monuments, then mitigation measures should be put in place in consultation with Historic Scotland and WoSAS. It is not possible to predict what the impact after mitigation will be as HES and WoSAS's advice and mitigation requirements are unknown.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A.
Social Environment	Health	<p>Collectively and cumulatively, the allocation and further development of these sites through the use of masterplan consent areas could have significant positive and negative environmental impacts on human health.</p> <p>The treatment and/or removal of potentially contaminated soil and groundwater are likely to have significant positive impacts on human health. The majority of the sites are sustainably located with potential for integration into the existing road network and active travel network, thus having a significant positive environmental impact. The majority of the sites are walking distance of a public transport network/hub/stop, thus having a significant positive environmental impact.</p> <p>However, this option will result in the proliferation of private modes of transport, which will in turn increase air pollution and greenhouse gas emissions which will have a significant negative environmental impact on human health.</p>	Contaminated groundwater should be treated, where possible, by the remediation and/or removal of contaminated soil etc. and in discussions with Environmental Health. Ensure integration within active travel networks to reduce greenhouse gas emissions.

	Population	Collectively and cumulatively, the allocation and further development of these sites through the use of SPZ's could have significant positive and negative environmental impacts on population. As outlined above, with regards to population. Also, development of sites for business and industrial uses is likely to provide new employment opportunities. There is the likely that the development of these sites will help to provide economic development within Kilmarnock, Cumnock and Newmilns. As such, this option is likely to have significant positive environmental impacts on population.	Ensure integration within active travel networks to reduce greenhouse gas emissions.
	Material Assets	Collectively and cumulatively, the allocation and further development of these sites through the use of SPZ's could have significant positive and negative environmental impacts on material assets. As outlined above, with regards to material assets. The majority of the sites identified are within a walkable distance of facilities and amenities, within some barriers to pedestrian permeability, thus having significant positive and negative environmental impacts. There are opportunities to integrate and link to existing core paths and rights of way.	Developments required to incorporate open spaces should conform to the guidelines that will be contained within the LDP2, offering both recreation and amenity open space which creates a sense of place.
Short, Medium or Long Term Impact?		There are likely to be medium to long-term significant positive and negative environmental impacts as a result of this option.	
Cumulative/Synergetic Impacts?		There are likely to be both cumulative and synergetic impacts as a result of this option.	

CHAPTER 4: APPROACH TO PLACEMAKING

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 10: Approach to Placemaking

Preferred Option: To continue with, but expand the existing LDP approach to delivering placemaking. This will be done in three key ways:

- (1) An overarching policy with placemaking as its central theme, will ensure the contribution to good placemaking is considered in all development proposals;
- (2) LDP2 will take a more proactive approach to setting out placemaking requirements on a site by site basis. Development briefs will be prepared for certain development opportunity sites, which have the greatest potential to contribute to achieving better places. These will set out the key design and placemaking principles that a development proposal must respond to;
- (3) The Placemaking plans associated with the LDP (2017) will be carried forward into LDP2 if they remain relevant, fit for purpose and continue to have the support of the local community; and
- (4) The LDP2 approach will take into consideration any local place plans prepared by communities in East Ayrshire. Where these can demonstrate clear community support and are in accord with the overall vision and spatial strategy of the Plan, the Local Place Plans will be considered for inclusion within the Plan.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	There are likely to be significant positive environmental impacts as a result of this preferred option. The proactive approach will result in the development of “Development Briefs” will set out key designs and placemaking principles which should be adopted on site. The proposals brought forward must respond to these briefs. By ensuring that principles of sustainability, good placemaking and high quality design are adhered to, it is likely that there will be significant positive environmental impacts on the landscape as new development will only be located where the landscape has capacity for it.	None.
	Biodiversity, Flora and Fauna	There is likely to be significant positive environmental impacts as a result of this approach to placemaking, particularly if careful consideration is given to sustainability.	None.
	Climate	Ensuring the principles of good placemaking, therefore sustainability and high quality design, are followed, this will have a significant positive impact on climate. New developments will be sustainably located and integrated into existing networks.	Development briefs should ensure that sustainability is a prime concern, with low carbon solutions required where appropriate.
Natural Resources	Soil	This approach to placemaking is likely to lead to the protection of important soil resources through adherence to the principles of good placemaking and sustainability which will assist in the reduction of the impact of climate change. Therefore, the objective is likely to have significant positive impacts in this regard.	None.
	Air	There are likely to be significant positive environmental impacts as a result of this approach to placemaking, especially if the objective helps to reduce the impact of climate change through the promotion of sustainability.	None.
	Water	Ensuring that the principles of sustainability and high quality design are followed will help to enhance the water environment and water quality, especially if the objective contributes to the reduction in the impact of climate change and the water environment.	None.
Historic Environment	Listed Buildings	High quality design and successful placemaking are likely to have significant positive impacts on the setting of listed buildings should these be located close to new development sites or the development of vacant sites.	None.
	Conservation Areas	Depending on the location of new development, the objective could have significant positive environmental impacts on Conservation Areas and their character and appearance due to adhering to the principles of high quality design and successful place making.	None.
	Gardens and designed landscapes	Depending on the location of new development, the objective could have significant positive environmental impacts on Gardens and Designed Landscapes, their character and appearance due to adhering to the principles of high quality design and successful place making.	None.

	Archaeological Sites/Areas	Adhering to the principles of good placemaking, and as such sustainability, should ensure that archaeological sites and areas are protected thus having significant positive environmental impacts.	None.
	Scheduled Monuments	Adhering to the principles of good placemaking, and as such sustainability, should ensure that Archaeological Sites/Areas are protected this having significant positive environmental impacts.	None.
	Historic Battlefields	Adhering to the principles of good placemaking, and as such sustainability, should ensure that Archaeological Sites/Areas are protected thus having significant positive environmental impacts.	None.
Social Environment	Health	This approach to placemaking is likely to have significant positive environmental impacts on human health due to adhering to the principles of sustainability, lessening the impacts of climate change and ensuring that successful placemaking is adopted throughout the Council areas for any new developments.	None.
	Population	Ensuring that the principles of good quality design will ensure that developments are more sustainable as new developments will be located close to existing facilities, public transport networks, walking and cycling paths etc. Successful placemaking will also ensure that new developments lead to physical and social regeneration should they take place in areas of deprivation. Therefore, the objective is likely to have significant positive environmental impacts on population.	None.
	Material Assets	Adhering to the principles of good quality design and placemaking is likely to have significant positive environmental impacts on material assets as new developments will be located close to public transport hubs, provide areas of recreational open space and interlink with the existing footpath and cycle networks.	None.
Short, Medium or Long Term Impact?		There is likely to be significant positive environmental impacts in the medium to long-term as a result of this approach to placemaking.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive environmental impacts as a result of this objective if all, or the majority, of new development proposals are located in sustainable locations	

CHAPTER 5: ENABLING HOUSING

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 14: LDP1 Future Growth Areas

Preferred Option: Undertake a review of LDP1 future growth areas to assess their suitability for inclusion in LDP2 as development opportunity sites. Given that the future growth areas were first identified as such in the LDP1 Proposed Plan in 2015, it would be prudent to assess their suitability, particularly in relation to constraints such as flood risk. No alternative option has therefore been identified.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Future housing growth areas (FGAs), identify sites and direction of expansion outwith the settlement boundary. As such, these allocations are considered to have a significant impact on landscape and geological features as they have potential to alter the character of settlements and the surrounding landscapes within which they are found. It is also noted that the addition of units themes could have an impact on the landscape character of Galston, Kilmarnock and Stewarton.	Appropriate screening measures should be adopted to minimise and mitigate against the visual impact on industrial and business uses.
	Biodiversity, Flora and Fauna	The preferred option considers a review of the existing future housing growth areas. These should have already undergone an SEA assessment. However, due to the policy framework contained within the MIR, important sites for nature conservation will be protected and thus avoided. This option will therefore have significant positive impacts on biodiversity, flora and fauna.	Ensure that FGAs are sustainably and appropriately located with minimal detrimental impacts experienced in relation to loss of, fragmentation of or contamination of sites which area important for nature conservation.
	Climate	The inclusion of these FGAs within LDP2, may have a significant environmental impact on climate. The identification of these areas as development opportunity sites for housing, might enable developers to expand housing developments into these locations. The addition of more dwellings will undoubtedly result in the proliferation of private car use, which will negatively contribute towards reduction targets. Thus, having a negative environmental impact. However, these sites are located in a way which will enable them to be integrated and connected to active travel networks and public transport networks, enabling more walking and cycling. Thus, having a significant positive environmental impact.	Ensure that the sites chosen are sustainably located and that sustainable construction methods and materials should be used, to further contribute to the Scottish Government's Climate Change targets. Development sites should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions. Ensure integration within active travel networks to reduce greenhouse gas emissions.
Natural Resources	Soil	It is considered that this approach will have significant positive environmental impacts as developments and site allocations which will result in the loss of prime agricultural land or carbon rich and peatland soils will not be supported under the LDP2 policy framework.	None.
	Air	It is considered that the development of future housing growth areas across East Ayrshire will increase private car use which will have a significant negative environmental impact on air quality, particularly at peak times. However, as these are already allocated sites, these are considered to be sustainably located with strong connections and access to transport connection as well as active travel networks which will have a significant positive impact on air quality.	The proposed residential areas should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual or cumulative basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.

	Water	This could have a significant environmental impact on the water environment. The FGA identified for Stewarton is not illustrated as being susceptible to surface water flooding or fluvial flooding. The development of the land would, therefore not have a significant negative impact on the water environment. Within Kilmarnock, FGA3 is likely to experience both surface water flooding and fluvial flooding. It is at low-high risk. Development of this area could have significant negative impacts on the water environment. FGA2, experiences similar risks and its development could also have significant negative impacts on the water environment. Within Galston, FGA1 is not at risk of fluvial or surface water flooding. Its development would, therefore not have a significant negative impacts on the water environment. It is noted that any residential development within a FGA, would contribute towards reduced infiltration by way of increased impermeable surfaces which lend themselves to surface water flooding.	Developers will be required to investigate 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.
Historic Environment	Listed Buildings	The significant environmental impacts on listed buildings are uncertain.	None.
	Conservation Areas	The environmental impacts on Conservation Areas are uncertain.	None.
	Gardens and designed landscapes	As outlined above, with regards to gardens and designed landscapes.	None.
	Archaeological Sites/Areas	As outlined above, with regards to archaeological sites/areas.	None.
	Scheduled Monuments	As outlined above, with regards to Scheduled Monuments.	None.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The FGAs, as currently identified within the EALDP (Galston, Stewarton and Kilmarnock) are considered to be appropriately and sustainably located in terms of connections and capacity. However, the development and occupation of these sites would increase private car use, which will have a detrimental impact on air quality and in turn the health of East Ayrshire residents.	Ensure integration within active travel networks to reduce greenhouse gas emissions.
	Population	The locations, as currently identified within the EALDP, are sustainably located with opportunity to integrate these into existing active travel networks and road network, having a significant positive environmental impacts on population. Basic amenities and facilities would be within a walkable distance for these sites.	None.
	Material Assets	The FGAs, as currently identified within the EALDP, are sustainably located with potential to integrate into existing active travel networks and road networks, having significant positive environmental impacts. There is also the potential for public open space to be provided in the new residential areas. However, any additional residential development is likely to increase the production of waste, and cumulatively, this may have significant negative impacts.	New residential development should provide, or be integrated with, a public transport route. It should be ensured that there are new areas of public open space provided within the new residential area.
Short, Medium or Long Term Impact?		There are likely to be long term significant positive and negative environmental impacts as a result of alternative option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of the preferred option.	

Main Issue 15: Rural Diversification Area and Rural Protection Area

Preferred Option: Policies RES 4 and RES 5 of the LDP should be retained but reviewed, with the criteria contained in the policies reassessed to ensure they remain robust and fit for purpose. The preferred option also includes the extension of the Rural Protection Area, as well as the identification and allocation of residential clusters which will involve the allocation of residential development opportunities within the cluster boundaries, where appropriate.

The RPA will be extended to the west, following the extents of the local authority boundary. As such, this will incorporate the following sites: Caven Mill, Laigh Auchenhavrie, Girgent Farm, Faurlicrevoch, Chapelton Mains, Loanhead Steading, South Brae, East Bloakhillhead, Kennox, Bankend and Rashillhouse; and the following sites to the East: Craighnaught Farm, Townend of Fullwood, Auchentiber, West Whiteless, Hairshaw, Low Clunch and Townend of Gree. This list is not exhaustive.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	By expanding the Rural Protection Area (as it is currently identified within the EALDP 2017) and identifying housing opportunity sites within rural clusters, the preferred option will further safeguard the landscape character of rural East Ayrshire for in appropriate levels of residential development, alleviating the existing residential development pressure experienced in this area.	None.
	Biodiversity, Flora and Fauna	The preferred option is considered to have significant positive environmental impacts on biodiversity, flora and fauna as the rural protection area will be expanded and sites within rural clusters will be identified, where appropriate, which will safeguard sites that are important for nature conservation, biodiversity, flora and fauna from inappropriate residential development.	None.
	Climate	By expanding the Rural Protection Area, the preferred option will consequently reduce the Rural Diversification Area to the North of the authority boundary, this option will likely reduce the number of planning applications received for residential dwellings within the countryside. This will in turn prevent any significant increases in the rural population surrounding Dunlop, Stewarton, Lugton etc. This will prevent the future expansion of the commuting population of these areas, which will in turn reduce greenhouse gas emissions in this area. This option will therefore have a significant positive environmental impact on climatic factors. The preferred option also proposes that where appropriate, housing opportunity sites will be identified within rural clusters. This will further restrict and limit development in the countryside to locations which are already residential in nature, having a positive impact in terms of concentrating uses, making residential settings more sustainable in the countryside which will reduce greenhouse gas emissions. However, it is noted that this will not eliminate this development pressure entirely, and as such will have significant positive and negative environmental impacts on climatic factors.	Development sites should use zero carbon materials and construction methods and should embrace renewable energy methods to minimise carbon emissions.
Natural Resources	Soil	By expanding the RPA, and where appropriate, identifying of housing opportunity sites within rural clusters, and altering the corresponding policy framework to be stricter, the preferred option should reduce residential development within the rural landscape within the North and South of East Ayrshire. This should also further safeguard from loss of prime quality agricultural land as well as carbon rich and peatland soils, thus having a significant positive environmental impacts on soils.	None.
	Air	This option will likely reduce any additional increases in commuting population within the rural north of East Ayrshire, which will in turn have a significant positive environmental impact on air quality. This will be the result of alleviating some the residential development pressure experienced, preventing and reducing further expansion of residences which will in turn reduce and prevent additional greenhouse gas emissions. The preferred option also proposes that where appropriate, housing opportunity sites will be identified within rural clusters. This will further restrict and limit development in the countryside to locations which are already residential in nature, having a positive impact in terms of concentrating uses, making residential settings more sustainable in the countryside which will in turn have both positive	Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in

		and negative impacts on air quality. However, it is also noted that this option will not eliminate this development pressure entirely, and as such will have significant positive and negative environmental impacts on climatic factors.	place in consultation with Environmental Health.
	Water	By expanding the RPA, identifying housing opportunity sites within existing residential cluster and altering the corresponding policy framework to be stricter, the preferred option should reduce residential development within the rural landscape within the North and South of East Ayrshire. This should also further safeguard the water environment from construction.	None.
Historic Environment	Listed Buildings	There are a number of listed buildings which are located within the RPA and RDA (as currently identified within the EALDP 2017). However, the exact implications that this option will have on listed buildings are uncertain and depend on how the policy criterion are altered and refined.	Listed buildings should be safeguarded from inappropriate development. However, the restoration and re-use of vacant listed buildings should be encouraged within the policy framework contained within LDP2.
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	The RPA (as it is currently identified within the EALDP 2017) contains two gardens and designed landscapes (Dunlop and Lainshaw). The expansion of the RPA is considered to have neutral impacts on these areas as they are currently protected from inappropriate development.	Gardens and Designed Landscapes should be safeguarded from development which is likely to affect their setting and character.
	Archaeological Sites/Areas	There are a high volume of sites of archaeological importance spread across the RPA and RDA (as currently identified within the EALDP 2017) to the north of the authority. There is potential for this option to have a significant negative environmental impact on these areas. However, by expanding the RPA, this option should reduce the development pressure and potentially detrimental implications for these sites. Thus, having a significant positive environmental impact. The preferred option also proposes that where appropriate, housing opportunity sites will be identified within rural clusters. This will further restrict and limit development in the countryside to locations which are already residential in nature, having a positive impact in terms of concentrating uses, reducing the potential impact that future residential dwellings could have on Archaeological sites/areas.	Sites of Archaeological Importance should be safeguarded from development.
	Scheduled Monument	The exact impacts that this option will have on Scheduled Monuments are uncertain.	Development should not adversely affect Scheduled Monuments or their setting. Appropriate screening measures should be in place to protect the scheduled monuments.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	By expanding the RPA and altering the corresponding policy framework to be stricter, the preferred option should reduce residential development within the rural landscape within the North of East Ayrshire. This is likely to have significant positive impacts, in terms of human health as these isolated rural locations are not within a walkable distance of basic amenities and services. They are therefore not considered to be sustainably located unless they are for agricultural requirements. The preferred option also proposes that where appropriate, housing opportunity sites will be identified within rural clusters. This will further restrict and limit development in the countryside to locations which are already residential in nature, having a positive impact in terms of concentrating uses, making residential settings more sustainable in the countryside which will in turn have a positive impact on human health.	Ensure that any residential developments which are approved under this option, are required and related to agricultural uses.
	Population	As outlined above, the preferred option should reduce residential development within the rural landscape within the North and South of East Ayrshire. This is likely to have significant positive impacts in terms of population as these isolated rural locations are not within a walkable distance of basic amenities and services. They are therefore not considered to be sustainably located unless they are for agricultural requirements. The preferred option will ensure that residential developments are more sustainably located and concentrated, having a positive impact on population.	Ensure that any residential developments which are approved under this option, are required and related to agricultural uses. Ensure that residential additional residential dwellings are appropriate and acceptable within rural clusters.

	Material Assets	This option is likely to have a significant environmental impact on material assets as these locations are not considered to be sustainable for residential developments. They would not be able to integrate with the existing public transport network, nor are they likely to integrate with core paths and rights of way. As such, this option is likely to have neutral environmental impacts.	None.
Short, Medium or Long Term Impact?		There are likely to be medium and long term significant positive and negative environmental impacts as a result of this preferred option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of the preferred option.	

Alternative Option 1: Retain policies RES 4 and RES 5 with no alteration to the policy criteria.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on landscape and geology. The RPA and RDA currently experience significant residential development pressure. If this development pressure continues at the current rate, with modest number of planning applications being approved under the existing policy framework, then the rural character of the north of East Ayrshire will be significantly and detrimental altered. This option will therefore have significant negative environmental impacts on the landscape character of the area in question.	Unfortunately, under this option, this is no possible mitigation to alter the impact that continued residential development will have on the rural landscape.
	Biodiversity, Flora and Fauna	The retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on biodiversity, flora and fauna. Whilst this approach currently considers the implications that development would have on biodiversity at the planning application stage, the continued development and further removal of landscape, habitat and landscape features for residential development will ultimately result in the loss and fragmentation of habitats. Thus, having a significant negative environmental impacts on biodiversity, flora and fauna. As outlined above, this is considered under the current approach with particular consideration being given to protected species and implications for Local Nature Conservation Sites. This has positive impacts on biodiversity, flora and fauna.	Continued consideration of development implications for biodiversity, flora and fauna with a particular focus on protected species and Local Nature Conservation Sites. A robust policy framework will be utilised to protect and enhance Green Networks, avoiding irreversible losses, including green and blue networks.
	Climate	The retention of the current approach of the EALDP is likely to have significant environmental impacts on climatic factors. This option would result in the continued residential development pressure of the rural north of the authority due to the commutable nature of the location to Glasgow. This will in turn result in increased greenhouse gas emissions and the proliferation of private car use which will negatively contribute towards national targets. Due to the unsustainable and isolated location of this area, there will be an increased need to travel by private car as the sites will not be able to be integrated into public transport networks. Such developments may also result in the loss of important areas of raised bog, blanket bog and other organic soils as well as trees and wooded areas.	Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
Natural Resources	Soil	The retention of the current approach of the EALDP is likely to have significant environmental impacts on soil. Continued residential development pressure may result in the loss of important areas of raised bog, blanket bog and other organic soils as well as trees and wooded areas. Rural development could also result in the loss and fragmentation of prime quality agricultural land. Thus, having a significant negative environmental impact on soil.	There are no mitigation measures that will offset the loss of agricultural land. Important natural resources such as raised and intermediate bogs, carbon rich soils and peatland should be avoided and retained.
	Air	The retention of the current approach of the EALDP is likely to have significant environmental impacts on climatic factors. This option would result in the continued residential development pressure of the rural north of the authority due to the commutable nature of the location to Glasgow. This will in turn result in increased greenhouse gas emissions and the proliferation of private car use which will negatively contribute towards national targets. Due to the unsustainable and isolated location of this area, there will be an increased need to travel by private car as the sites will not be able to be integrated into public transport networks. In overall terms, this option will exacerbate greenhouse gas emisisions and have a significant negative environmental impact on climate.	Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
	Water	The retention of the current approach of the EALDP is likely to have significant environmental impacts on the water environment. However, the exact impacts that this will have on the water environment are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	None.

Historic Environment	Listed Buildings	The retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on listed buildings. However, the exact impacts that this will have on listed buildings are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	Listed buildings should be safeguarded from inappropriate development. However, the restoration and re-use of vacant listed buildings should be encouraged within the policy framework contained within LDP2.
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	The RPA (as it is currently identified within the EALDP 2017) contains two gardens and designed landscapes (Dunlop and Lainshaw). The retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on gardens and designed landscapes. However, the exact impacts that this will have on listed buildings are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	Gardens and Designed Landscapes should be safeguarded from development and development which affects their setting and character.
	Archaeological Sites / Areas	As outlined above, with regards to archaeological sites/areas.	As above.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The retention of the current approach of the EALDP is likely to have significant environmental impacts on health. Under the current approach, the rural north of East Ayrshire experiences significant residential development pressure. These rural locations are considered to be unsustainable in nature given their isolated nature, with limited-to-no opportunities to connect these areas to public transport networks which will require private car use to access basic amenities and facilities, This will in turn increase greenhouse gas emissions and traffic related pollution which will have a detrimental impact on human health. It is not considered that the addition of these residential properties will enhance the area, in fact, it is considered to detrimentally impact the rural character of these locations resulting in increased suburbanisation. Further rural residential development will result in noise and light pollution within natural locations which is likely to have a detrimental impact.	Ensure integration within active travel networks to reduce greenhouse gas emissions. Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
	Population	As outlined above, with regards to population. In overall terms, this option is likely to have a significant negative impact on population as the rural landscape is not deemed to be appropriate or sustainable for residential development.	As outlined above, with regards to population.
	Material Assets	As outlined above, these rural locations are considered to be unsustainable in nature given their isolated nature, with limited-to-no opportunities to connect these areas to public transport networks which will require private car use to access basic amenities and facilities, This will in turn increase greenhouse gas emissions and traffic related pollution. Further rural residential development will exacerbate pressures on rural road networks. In overall terms, this option will have a significant negative impacts on material assets.	No appropriate mitigation to alleviate the negative impacts that this option will have on material assets.
Short, Medium or Long Term Impact?		The continuation of rural residential pressure to the north of the authority is likely to have long term significant negative environmental impacts altering the rural landscape character, increasing suburbanisation and exacerbating air pollution.	
Cumulative/Synergetic Impacts?		There are likely to be significant negative cumulative impacts as a result of this option.	

Alternative Option 2: The Rural Protection Area will be expanded to the east and west, incorporating areas which are in high demand for dwellings as a means of ensuring that development in these areas is closely managed to prevent inappropriate and unplanned development in the rural area

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	<p>By expanding the Rural Protection Area (as it is currently identified within the EALDP 2017), this alternative option will further safeguard the landscape character of rural East Ayrshire for in appropriate levels of residential development, alleviating the existing residential development pressure experienced in this area.</p> <p>However, it is noted that the success of this approach will be limited as the policy framework (as currently contained with the EALDP 2017) is not considered to be robust enough and currently enable a significant approval rate within the current RPA. As such, this option is considered to have significant positive and negative environmental impacts on landscape and geology.</p>	<p>Development should only be permitted where the landscape can absorb it.</p> <p>Appropriate screening measures should be adopted to minimise and mitigate against the visual impact on industrial and business uses.</p>
	Biodiversity, Flora and Fauna	<p>The retention of the current approach of the EALDP (2017), alongside the expansion of the RPA, is likely to have significant environmental impacts on biodiversity, flora and fauna. However, it is noted that the success of this approach will be limited as the policy framework (as currently contained with the EALDP 2017) is not considered to be robust enough and currently enable a significant approval rate within the current RPA. Whilst the policy framework currently considers the implications that development would have on biodiversity at the planning application stage, the continued development and further removal of landscape, habitat and landscape features for residential development will ultimately result in the loss and fragmentation of habitats. Thus, having a significant negative environmental impacts on biodiversity, flora and fauna. As outlined above, this is considered under the current approach with particular consideration being given to protected species and implications for Local Nature Conservation Sites. This has positive impacts on biodiversity, flora and fauna.</p>	<p>Ensure that new rural residential developments are sustainably and appropriately located with minimal detrimental impacts experienced in relation to loss of, fragmentation of or contamination of sites which area important for nature conservation.</p> <p>A robust policy framework will be utilised to protect and enhance Green Networks, avoiding irreversible losses, including green and blue networks.</p>
	Climate	<p>By expanding the Rural Protection Area, and consequently reducing the Rural Diversification Area, this option will likely reduce the number of planning applications received for residential dwellings within the countryside. This will in turn prevent any significant increases in the rural population surrounding Dunlop, Stewarton, Lugton etc. This will prevent the future expansion of the commuting population of these areas which will in turn reduce greenhouse gas emissions in this area. This option will therefore have a significant positive environmental impact on climatic factors. However, it is noted that this will not eliminate this development pressure entirely, and as such will have significant positive and negative environmental impacts on climatic factors.</p> <p>However, the reduction is countered by the retention of the current policy framework of the EALDP (2017) which is likely to result in the continued residential development pressure of the rural north of the authority due to the commutable nature of the location to Glasgow. This will in turn result in increased greenhouse gas emissions and the proliferation of private car use which will negatively contribute towards national targets. Due to the unsustainable and isolated location of this area, there will be an increased need to travel by private car as the sites will not be able to be integrated into public transport networks. Such developments may also result in the loss of important areas of raised bog, blanket bog and other organic soils as well as trees and wooded areas.</p>	<p>Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.</p> <p>Developments are integrated into existing active travel networks which will enable pedestrian accessibility in order to reduce emissions.</p>
Natural Resources	Soil	<p>By expanding the RPA, this option should reduce residential development within the rural landscape within the North of East Ayrshire. This should also further safeguard from loss of prime quality agricultural land as well as carbon rich and peatland soils, thus having a</p>	<p>Important natural resources such as raised and intermediate bogs, carbon rich soils and peatland should be avoided and retained.</p>

		significant positive environmental impacts on soils. However, this is countered by the retention of the current policy framework which enable a significant portion of planning applications for residential development to be approved, which will still able a significant residential pressure in the rural north which will put soil resources at risk.	
	Air	Although the alteration of the RPA boundary should result in a reduced residential development pressure, the retention of the current EALDP 2017 policy framework will still enable development to be approved within the rural north. This will result in the continued proliferation of private car use, as these locations are not considered to be sustainable and will not be able to be integrated or connected with the existing public transport network. Thus, resulting in the continued increased in commuting population and greenhouse gas emissions. This option will therefore have significant positive and negative environmental impacts on air quality.	Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
	Water	The expansion of the RPA boundary and retention of the current approach of the EALDP is likely to have significant environmental impacts on the water environment. However, the exact impacts that this will have on the water environment are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	None.
Historic Environment	Listed Buildings	The expansion of the RPA boundary and retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on listed buildings. However, the exact impacts that this will have on listed buildings are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	Listed buildings should be safeguarded from inappropriate development. However, the restoration and re-use of vacant listed buildings should be encouraged within the policy framework contained within LDP2.
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	The RPA (as it is currently identified within the EALDP 2017) contains two gardens and designed landscapes (Dunlop and Lainshaw). The expansion of the RPA boundary and retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on gardens and designed landscapes. However, the exact impacts that this will have on listed buildings are determined by the content, scale and location of planning applications which are brought forward by the applicant. The impacts are therefore considered to be uncertain.	Gardens and Designed Landscapes should be safeguarded from development which is likely to affect their setting and character.
	Archaeological Sites/Areas	As outlined above, with regards to archaeological sites/areas.	As above.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	The expansion of the RPA boundary and retention of the current approach of the EALDP (2017) is likely to have significant environmental impacts on human health. Although the alteration of the RPA boundary should result in a reduced residential development pressure, the retention of the current EALDP 2017 policy framework will still enable development to be approved within the rural north. This will have implications for human health, as the sites are not considered to be sustainably located for residential development. Residential dwellings will not be able to be integrated into existing public transport networks and as such, residents will be reliant on private car use, which will increase greenhouse gas emissions which will have a negative impact on health. Basic amenities and infrastructure will not be readily accessible or within a walkable distance. This will have a significant negative environmental impacts on health. The rural landscape will enable open spaces to be readily accessible, thus having a positive impact.	Air quality within the rural north of East Ayrshire should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
	Population	As outlined above, with regards to population.	None.
	Material Assets	As outlined above, these rural locations are considered to be unsustainable in nature given their isolated nature, with limited-to-no opportunities to connect	Air quality within the rural north of East Ayrshire should be monitored for any increases in air

		these areas to public transport networks which will require private car use to access basic amenities and facilities, This will in turn increase greenhouse gas emissions and traffic related pollution. Further rural residential development will exacerbate pressures on rural road networks. In overall terms, this option will have a significant negative impact on material assets.	pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
Short, Medium or Long Term Impact?		The continuation of rural residential pressure to the north of the authority is likely to have long term significant negative environmental impacts altering the rural landscape character, increasing suburbanisation and exacerbating air pollution.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative impacts as a result of this option.	

Alternative Option 3: Residential clusters will be identified and spatially defined. As such, these will identify, and where appropriate, allocate residential development opportunities within the boundary of the cluster, with set development criteria outlining suitability for the character and setting of the cluster.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	By containing further residential developments within rural locations to existing identified clusters, this alternative option will further safeguard the landscape character of rural East Ayrshire, alleviating the existing residential development pressure experienced in this area. Thus, having a significant positive environmental impact on landscape and geology. However, it is also recognised that the addition of future residential dwellings within identified clusters will still affect the landscape character of areas, but will simply contain its impacts to these locations. Thus, having a significant negative environmental impact on the landscape character and geology the surrounding landscapes. As such, this option is considered to have significant positive and negative environmental impacts on landscape and geology.	Sensitive screening through tree planting will ensure that the visual impact of these expanding clusters will blend with the adjacent rural landscape minimise its impacts.
	Biodiversity, Flora and Fauna	By containing further residential developments within rural locations to existing identified clusters, this alternative option will further safeguard important natural features from further fragmentation or loss, which is likely to occur with sporadic residential developments being approved across the rural landscape. Thus, having a significant positive environmental impact on biodiversity, flora and fauna.	Allocations for housing opportunity sites within rural clusters will only be permitted where they are not considered to have a significant negative impact on important nature conservation designations and assets.
	Climate	By containing further residential developments within rural locations to existing identified clusters, this alternative option will prevent sporadic residential development within the countryside, making identified locations more concentrated and sustainable. This will likely prevent the future expansion of the commuting population within isolated locations. Thus, having a significant positive environmental impact on climatic factors. However, it is noted that this will not eliminate this development pressure entirely, and as such will have significant positive and negative environmental impacts on climatic factors, due to continued greenhouse gas emissions. However, it is noted that this will be more manageable through specific allocations and requirements.	Further assessment in terms of flood risk and climatic impact would be required during the identification of rural cluster sites.
Natural Resources	Soil	There is potential for this option to have significant positive and negative environmental impacts on soil. However, this is on a site by site basis. As no clusters have been identified at this stage of the MIR SEA assessment, the exact impacts are uncertain.	Further assessment in terms of natural resources and assets would be required during the identification of rural cluster sites. Prime agricultural land should be avoided and safeguarded, as well as carbon rich soils and peatland.
	Air	Although the allocation and identification of housing development opportunities within existing rural clusters should result in reduced residential development pressure, this option will still enable further development. This in itself will have significant environmental impacts. This will result in the continued proliferation of private car use. Thus, resulting in the continued increased in commuting population and greenhouse gas emissions. This option will therefore have significant positive and negative environmental impacts on air quality.	Air quality within these rural clusters should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual basis. Should these standards be breached the mitigation measures will need to be put in place in consultation with Environmental Health.
	Water	There is potential for this option to have significant positive and negative environmental impacts on the water environment. However, this is on a site by site basis. As no clusters have been identified at this stage of the MIR SEA assessment, the exact impacts are uncertain.	
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	N/A
	Conservation Areas	Screened out at Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Development which will affect archaeological sites/areas will not be considered to be appropriate locations for cluster allocations, thus having neutral impacts.	None.

	Scheduled Monuments	Development which will affect scheduled monuments will not be considered to be appropriate locations for cluster allocations, thus having neutral impacts.	None.
	Historic Battlefields	Development which will affect East Ayrshire's historic battlefield (Loudoun Hill) will not be considered to be appropriate locations for cluster allocations, thus having neutral impacts.	None.
Social Environment	Health	By containing further residential development within rural locations to existing identified clusters, this alternative option is likely to have significant environmental impacts on human health. This option will result in a reduced residential development pressure across vast areas of the rural landscape, containing this pressure to allocated sites within existing and established residential clusters. This will have implications for human health, as the sites are considered to be more sustainably located for residential development in terms of access, road network as well as potential facilities and amenities. There is greater potential for residential dwellings to be integrated into existing public transport networks, thus having a significant positive environmental impact on health. However, it is more likely that residents will still be reliant on private car use, which will increase greenhouse gas emissions which will have a negative impact on health. Basic amenities and infrastructure are unlikely to be readily accessible or within a walkable distance. This will have a significant negative environmental impact on health. The rural landscape will enable open spaces to be readily accessible, thus having a positive impact.	Where possible, residential clusters should be connected and integrated within existing public transport networks: i.e. bus routes and/or bus stops in order to mitigate against greenhouse gas emissions.
	Population	Screened out at Stage 1 Assessment.	N/A
	Material Assets	By containing further residential developments within rural locations to existing identified clusters, this alternative option will is likely to have significant environmental impacts on material assets. This option will result in a reduced residential development pressure across vast areas of the rural landscape, containing this pressure to allocated sites within existing and established residential clusters. This will make residential developments more sustainable, with greater opportunity to integrate with existing public transport networks. However, the exact impacts on material assets are uncertain.	Where possible, residential clusters should be connected and integrated within existing public transport networks: i.e. bus routes and/or bus stops in order to mitigate against greenhouse gas emissions.Shared green/amenity spaces should be considered and allocated within these clusters.
Short, Medium or Long Term Impact?		This option is likely to have long-term significant positive and negative environmental impacts in terms of landscape character, human health and climate.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative impacts as a result of this option.	

CHAPTER 6: SUCCESSFUL TOWN CENTRES

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 16: Successful Town Centres

Referred Option: An approach that includes a core area featuring a core frontage and footfall generating use area, a peripheral area where footfall generating uses would be encouraged but conversion to residential of ground floor units would be supported.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A.
	Biodiversity, Flora and Fauna	Screened out at Stage 1 Assessment.	N/A.
	Climate	Changes in retail locations, towards mixed-uses including serviced based and health orientated uses, as well as residential, could have positive impacts on climate as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks. However, this also has the potential to proliferate private car use, which would have a significant negative environmental impacts on local air quality, increase greenhouse gas emissions and could detrimentally impact on emission reduce targets. Additional residential development would put additional pressure on the Bellfield Interchange and other key transport links.	New development should be suitably and sustainably designed to contribute towards greenhouse gas reduction targets. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached. New development should be accessible and integrate successfully into existing walking and cycle networks. LDP2 should contain a robust policy framework which ensures that only appropriate developments and uses are considered to be acceptable.
Natural Resources	Soil	This Alternative Option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. However, these cannot be determined at this stage and depend on whether the sites incorporate contaminated land. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts	None.
	Air	This option has the potential to proliferate private car use, which would have a significant negative environmental impacts on local air quality, increase greenhouse gas emissions and could detrimentally impact on emission reduce targets. However, town centre locations are well integrated into public transport networks as well as active travel networks. This is likely to have significant positive impacts on the environment, and in turn air quality.	New developments should be readily accessible and integrate into existing public transport, walking and cycle networks. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Water	A change in approach to core and peripheral areas is unlikely to have a significant impact on water quality, however, redevelopment of peripheral units to residential or significant demolition of units could have some impact.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality
Historic Environment	Listed Buildings	This option is likely to have significant positive and negative environmental impacts on listed buildings, which are often concentrated near town centres, for example, Kilmarnock and Cumnock. Depending on the location of any new developments or alterations to town centres, this option could have significant positive environmental impacts on listed buildings and their character and appearance, bringing disused town centre units back into use, improving the	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.

		overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc. This option will potentially have significant positive and negative impacts on conservation areas.	
	Conservation Areas	Depending on the location of new development, this option could have significant positive environmental impacts on Conservation Areas and their character and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc. This option will potentially have significant positive and negative impacts on conservation areas.	<p>Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.</p> <p>Development within the town centre should be sensitively undertaken as it's within the Conservation Area and likely adjacent to numerous Listed Buildings. The design and layout should reflect the character and appearance of the Listed Buildings that surround it albeit at the same time trying to be modern and innovative.</p>
	Gardens and designed landscapes	This Option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2, which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	This Alternative Option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that developments are sustainably located, do not have any detrimental impacts on archaeological sites/areas and that proposed developments are assessed according to LD2 policy.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Altering town centre boundaries to reflect current trends in retailing is likely to have significant positive environmental impacts on material assets, and in turn health, through the provision and improvement of facilities which are accessible and in close proximity to public transport hubs.	New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Population	There is likely to be a positive impact on the population of the town centre area through the conversion of non-residential units to homes in peripheral areas. The promotion of residential and mixed uses should increase the live-in population of East Ayrshires town centres which will have a significant positive impacts on population by improving the living environment of the area. New resident	Encourage the conversion of non-residential units to homes in LDP2 policy and in designated areas. Ensure that residential development is of such a quality to encourage town centre living.

		population within the peripheral area will be within a walkable distance of basic amenities and commercial services in the core area.	
	Material Assets	Creating a dual approach with core and peripheral areas to reflect current trends in retailing will likely have significant positive environmental impacts on material assets. The conversion to residential use of units in peripheral areas will encourage new non-residential development to be condensed to locations which are sustainably located, near public transport hubs and active travel networks. This will have a significant positive environmental impact on material assets. However, this option may result in a number of non-residential units being vacated and left disused as uses are encouraged to locate in the core area, which could have a significant negative impact on material assets, with large pockets of town centres (as they are currently identified within the EALDP) potentially sitting vacant, leading to disrepair, depending on local market conditions.	By encouraging mixed-use developments into town centre locations (including residential), this option makes town centres more durable and resilient to future changes in market conditions. Ensure that a robust and effective policy framework is contained with LDP2 in order to mitigate any potential effects on material assets.
Short, Medium or Long Term Impact?		This Preferred Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		This Preferred Option is likely to have cumulative environmental impacts within town centres.	

Alternative Option 1: Redraw town centre boundaries or make them smaller in area to reflect current trends in retailing and, where appropriate, redefine those parts that are left over from tightened boundary as housing and mixed use allocations.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A.
	Biodiversity, Flora and Fauna	Screened out at Stage 1 Assessment.	N/A.
	Climate	Changes in retail locations, towards mixed-uses including serviced based and health orientated uses, as well as residential, could have positive impacts on climate as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks. However, this also has the potential to increase private car use, which would have a significant negative environmental impacts. In overall terms, this Alternative Option will likely have both significant positive and negative impacts.	New developments should be suitably and sustainably designed to contribute towards greenhouse gas reduction targets. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached. New developments should readily accessible and integrate into existing walking and cycle networks. LDP2 should contain a policy framework which ensures that only appropriate developments and uses are considered to be acceptable.
Natural Resources	Soil	This Alternative Option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. However, these cannot be determined at this stage and depend on whether the sites incorporate contaminated land. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	None.
	Air	Changes in retail locations, towards mixed-uses including serviced based and health orientated uses, as well as residential, could have positive impacts on air quality as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks. However, this also has the potential to increase private car use, which would have a significant negative environmental impacts.	New developments should be readily accessible and integrate into existing public transport, walking and cycle networks. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Water	There is potential for this option to have significant environmental impacts. However, these cannot be determined at this stage and are dependent on the boundaries that will be redrawn and the planning applications that are brought forward including their proposed uses.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality
Historic Environment	Listed Buildings	This alternative option is likely to have significant positive and negative environmental impacts on listed buildings, which are often concentrate near town centres, for example, Kilmarnock and Cumnock. Depending on the location of any new developments or alterations to town centres, this Alternative Option could have significant positive environmental impacts on listed buildings and their character and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	Depending on the location of new development, this Alternative Option could have significant positive environmental impacts on Conservation Areas and their character and appearance, bringing disused town centre units back into	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate

		use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc. This Alternative Option will potentially have significant positive and negative impacts on conservation areas.	development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	This Alternative Option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	This Alternative Option focuses on town centres which are urban in nature. Such areas are known to have a high likelihood of containing archaeological remains and, as such, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that developments are sustainably located, do not have any detrimental impacts on archaeological sites/areas and that proposed developments are assessed according to LD2 policy.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Altering the town centre boundaries to reflect current trends in retailing is likely to have significant positive environmental impacts on material assets, and in turn health, through the provision and improvement of facilities.	New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Population	Altering the town centre boundaries to consolidate contemporary retail uses, which are sustainably located in order to help support the vitality and regeneration of town centres. This will ensure that these are sustainably located, in close proximity to existing public transport networks as well as active travel networks. These units will be within a walkable distance of basic amenities and residential areas. This will have significant positive environmental impacts on population. The promotion of residential and mixed uses should increase the live-in population of East Ayrshires town centres which will have a significant positive impacts on population by improving the living environment of the area.	Encourage the conversion of non-residential units to homes in LDP2 policy. Ensure that residential development is of such a quality as to encourage town centre living.
	Material Assets	Altering the town centre boundaries to reflect current trends in retailing is likely to have significant positive environmental impacts on material assets. New development will be appropriately sited and condensed to locations which are sustainably located, near public transport hubs and active travel networks. This may lead to the provision of recreational open spaces outwith these town centre boundaries. This will have a significant positive environmental impact on material assets. However, this option may result in a number of units being vacated and left disused, which could have a significant negative impact on material assets, with large pockets of town centres (as they are currently identified within the EALDP 2017) potentially sitting vacant, leading to disrepair, depending on local market conditions.	By encouraging mixed-use developments into town centre locations (including residential), this option makes town centres more durable and resilient to future changes in market conditions. Ensure that a robust and effective policy framework is contained with LDP2 in order to mitigate any potential effects on material assets.

Short, Medium or Long Term Impact?	This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.
Cumulative/Synergetic Impacts?	This Alternative Option is likely to have cumulative environmental impacts within town centres.

Alternative Option 2: A core area and peripheral area are identified for Kilmarnock only. All other town centres would retain one town centre boundary, as is the approach in the current LDP. Policy and mapping for all other town centres remain the same as it currently exists and only Kilmarnock has core/peripheral or defined frontage areas.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A.
	Biodiversity, Flora and Fauna	Screened out at Stage 1 Assessment.	N/A.
	Climate	Changes in retail locations, towards mixed-uses including serviced based and health orientated uses, as well as residential, could have positive impacts on climate as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks. However, this also has the potential to increase private car use, which would have a significant negative environmental impacts.	New developments should be suitably and sustainably designed to contribute towards greenhouse gas reduction targets. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached. New developments should readily accessible and integrate into existing walking and cycle networks.LDP2 should contain a policy framework which ensures that only appropriate developments and uses are considered to be acceptable.
Natural Resources	Soil	This Alternative Option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. However, these cannot be determined at this stage and depend on whether the sites incorporate contaminated land. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	None.
	Air	Changes in retail locations, towards mixed-uses including serviced based and health orientated uses, as well as residential, could have positive impacts on air quality as it will result in more centralised and locally concentrated facilities, enabling and encouraging the use of public transport and active travel networks. However, this also has the potential to increase private car use, which would have a significant negative environmental impacts.	New developments should be suitably and sustainably designed to contribute towards greenhouse gas reduction targets. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached. New developments should readily accessible and integrate into existing walking and cycle networks.
	Water	There is potential for this option to have significant environmental impacts. However, these cannot be determined at this stage and are dependent on the boundaries that will be redrawn and the planning applications that are brought forward including their proposed uses.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality
Historic Environment	Listed Buildings	This alternative option is likely to have significant positive and negative environmental impacts on listed buildings, which are often concentrate near town centres, for example, Kilmarnock and Cumnock. Depending on the location of any new developments or alterations to town centres, this Alternative Option could have significant positive environmental impacts on listed buildings and their character and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	Depending on the location of new development, this Alternative Option could have significant positive environmental impacts on Conservation Areas and their character	Ensure that a robust and effective policy framework is contained with LDP2 which protects and

		and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc.	preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	This Alternative Option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	This Alternative Option focuses on town centres which are urban in nature. Such areas are known to have a high likelihood of containing archaeological remains and, as such, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that developments are sustainably located, do not have any detrimental impacts on archaeological sites/areas and that developments are assessed according to LD2 policy.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	As this Option is focuses on development within town centres, these will be well integrated into existing active travel networks for walking and cycling, as well as public transport networks. This will have a significant positive impact on health. Although the site will be well integrated within active and public transport mechanisms, it may also proliferate private car use and in turn increase greenhouse gas emissions. This would have a significant negative impact on air quality, and in turn, health.	New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Population	Creating core and peripheral boundaries to consolidate contemporary retail uses in core areas of Kilmarnock, which are sustainably located in order to help support the vitality and regeneration of town centres. This will ensure that these are sustainably located, in close proximity to existing public transport networks as well as active travel networks. These units will be within a walkable distance of basic amenities and residential areas as promoted for the peripheral areas. This will have significant positive environmental impacts on population. The promotion of residential and mixed uses should increase the live-in population of Kilmarnock town centre which will have a significant positive impact on population by improving the living environment of the area.	Encourage the conversion of non-residential units in peripheral areas to homes in LDP2 policy and in designated areas. Ensure that residential development is of such a quality as to encourage town centre living.
	Material Assets	Altering the town centre boundaries to reflect current trends in retailing, this is likely to have significant positive environmental impacts on material assets. New developments will be appropriately sited and condensed to locations which are sustainably located, near public transport hubs and active travel networks. This may lead to the provision of recreational open spaces out with these town centre boundaries. This will have a significant positive environmental impact on material assets. However, this option may result in a number of non-residential units being vacated and left disused, which could have a significant negative impacts on material assets, with large pockets of town centres (as they are currently identified within the EALDP 2017) potentially sitting vacant, leading to disrepair, depending on local market conditions.	By encouraging mixed-use developments into Kilmarnock town centre locations (including residential), this option makes town centres more durable and resilient to future changes in market conditions. Ensure that a robust and effective policy framework is contained with LDP2 in order to mitigate any potential effects on material assets.
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		This Alternative Option is likely to have cumulative environmental impacts within town centres in terms of population, health and material assets.	

Main Issue 17: Town Centre Living Boundaries

Preferred Option: Remove the policy and the associated town centre living boundaries and replace it with one lending support to the conversion of ground floor and upper floor non-residential premises to residential use within designated areas.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Screened out at Stage 1 Assessment.	N/A.
	Biodiversity, Flora and Fauna	Screened out at Stage 1 Assessment.	N/A
	Climate	By removal town centre living boundaries, the Preferred Option, should encourage increased town centre living by promoting its acceptability throughout the centre. This is likely to have both significant positive and negative impacts on climatic factors. Increased town centre living will mean that services, facilities and shops are more accessible to these residents, who are likely to make use of active travel networks (walking and cycling). This would have a significant positive impact on the environment. However, increased town centre living may also lead to the proliferation of private car use, which would detrimentally affect climate by increasing greenhouse gas emissions. This would have a significant negative impact on the environment.	LDP2 policy should ensure that new residential developments should be in close proximity to retail and other services and integrate into existing public transport, walking and cycle networks.
Natural Resources	Soil	This Option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	N/A.
	Air	Increased town centre living may lead to the proliferation of private car use, which would detrimentally affect climate by increasing greenhouse gas emissions. This would have a significant negative impact on the environment. Encouragement of town centre living may however lead to less vehicle movements should those inhabitants work in the town centre itself.	New developments should be readily accessible and integrate into existing public transport, walking and cycle networks. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Water	There is potential for this option to have significant environmental impacts. However, these cannot be determined at this stage and are dependent on the boundaries that will be redrawn and the planning applications that are brought forward including their proposed uses.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality when development is assessed and before it is undertaken.
Historic Environment	Listed Buildings	This alternative option is likely to have significant positive and negative environmental impacts on listed buildings, which are often concentrate near town centres, for example, Kilmarnock and Cumnock. Depending on the location of any new developments or alterations to town centres, this Alternative Option could have significant positive environmental impacts on listed buildings and their character and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	Depending on the location of new development, this Alternative Option could have significant positive environmental impacts on Conservation Areas and their character and appearance, bringing disused town centre units back into use, improving the overall appearance and prosperity of the area. LDP2 will contain a policy framework which protects the historic environment, which will have a significant positive impact on the environment. However, if the principles of high quality design and placemaking are not adhered to, this	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.

		could detrimentally impact the setting of conservation areas, through inappropriate advertisements, lighting, facades etc.	
	Gardens and designed landscapes	This Alternative Option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on gardens and designed landscapes as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	This Alternative Option focuses on town centres which are urban in nature. Such areas are known to have a high likelihood of containing archaeological remains and, as such, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that developments are sustainably located, do not have any detrimental impacts on archaeological sites/areas and that proposed developments are assessed according to LDP2 policy.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	As this Option focuses on development within town centres, these will be well integrated into existing active travel networks for walking and cycling, as well as public transport networks. This will have a significant positive impact on health. It is anticipated that the removal of town centre living boundaries will increase the number of residential properties within the town centre, increasing the population living in these centres. Residents would be within a walkable distance of basic facilities, amenities, open spaces, having a significant positive environmental impact on health. However, this option may give rise to increased light and noise pollution within the town centre which might be detrimental to residential amenity and as such health. Although the site will be well integrated within active and public transport mechanisms, it may also proliferate private car use and in turn increase greenhouse gas emissions. This would have a significant negative impact on air quality, and in turn, health.	New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Population	Encourage vacant town centre non-residential units to be converted to residential use within designated areas. This will ensure that these are sustainably located, in close proximity to existing public transport networks as well as active travel networks as found in town centres. These units will be within a walkable distance of basic amenities. This will have significant positive environmental impacts on population. The promotion of residential uses should increase the live-in population in town centres which will have a significant positive impact on population by improving the living environment of the area.	Encourage the conversion of non-residential units to homes in LDP2 policy. Ensure that residential development is of such a quality as to encourage town centre living.
	Material Assets	Encouraging the reuse of vacant property for residential use is likely to have significant positive environmental impacts on material assets. However, this option may result in unacceptable changes in the design and function of Listed Buildings and other buildings, which could have a significant negative impact on material assets.	Ensure that the conversion of Listed Buildings is undertaken in accordance with LDP2 policy.
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		This Alternative Option is likely to have cumulative environmental impacts within town centres.	

Main Issue 18: Town Centre Strategies

Preferred Option: As part of the approach to placemaking, ensure that there is a particular focus on town centres, which uses the town centre health check information as an evidence base as part of the next Local Development Plan, and encourage local communities to take this approach, with particular focus on their town centres as part of the preparation of Local Place Plans.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment. Screened in as further assessment is required.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
	Biodiversity, Flora and Fauna	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment. Screened in as further assessment is required.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
	Climate	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment. Screened in as further assessment is required.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
Natural Resources	Soil	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. The environmental impacts are uncertain at this stage of the SEA assessment and will depend on site specific contexts of altered boundaries.	N/A.
	Air	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on air quality with new development being encouraged. The environmental impacts are uncertain at this stage of the SEA assessment and are dependent on the site specific contexts of altered boundaries.	New developments should be readily accessible and integrate into existing public transport, walking and cycle networks. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Water	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on water. The environmental impacts are uncertain at this stage of the assessment and are dependent on the site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality.
Historic Environment	Listed Buildings	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on Listed Buildings. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on Conservation Areas. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	This Alternative Option focuses on town centres which are urban in nature. Such areas are known to have a high likelihood of containing archaeological remains and, as such, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Gardens and Designed Landscapes and their character.
	Archaeological Sites/Areas	This preferred option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Archaeological Sites/Areas.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A

	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	As this Option focuses on focusses placemaking on town centres, any potential areas for development identified will be well integrated into existing active travel networks for walking and cycling, as well as public transport networks. This will have a significant positive impact on health. It is anticipated that the removal of town centre living boundaries will increase the number of, for example, residential properties within the town centre, increasing the population living in these centres. Residents would be within a walkable distance of basic facilities, amenities, open spaces, having a significant positive environmental impact on health. However, this option may give rise to increased light and noise pollution within the town centre which might be detrimental to residential amenity and as such health. Although the site will be well integrated within active and public transport mechanisms, new uses may also proliferate private car use and in turn increase greenhouse gas emissions. This would have a significant negative impact on air quality, and in turn, health.	<p>New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths.</p> <p>Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached</p>
	Population	Focus on encouraging new town centre living population. New areas for homes will be sustainably located, in close proximity to existing public transport networks as well as active travel networks as found in town centres. These units will be within a walkable distance of basic amenities. This will have significant positive environmental impacts on population. The promotion of residential uses should increase the live-in population in town centres which will have a significant positive impact on population by improving the living environment of the area.	Encourage the conversion of non-residential units to homes in LDP2 policy. Ensure that residential development is of such a quality as to encourage town centre living.
	Material Assets	Identifying sites for a range of uses is likely to have significant positive environmental impacts in terms of material assets. However, this option may result in unacceptable changes in the design and function of Listed Buildings and other material assets, which could have a significant negative impact on material assets.	Ensure that the conversion of Listed Buildings and other material assets is undertaken in accordance with LDP2 policy.
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term.	
Cumulative/Synergetic Impacts?		Cumulative and synergetic environmental impacts within town centres are unknown.	

Alternative Option: The Council continues with the existing LDP approach to delivering a strategy for improving town centres and using Placemaking Maps to define future expenditure.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
	Biodiversity, Flora and Fauna	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
	Climate	There is potential for there to be significant environmental impacts, although the precise impacts cannot be determined at this stage of the MIR SEA assessment.	Mitigation/enhancement will depend on the site specific context of the green infrastructure identified
Natural Resources	Soil	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on soil. The environmental impacts are uncertain at this stage of the SEA assessment and will depend on site specific contexts of altered boundaries.	N/A.
	Air	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on air quality with new development being encouraged. The environmental impacts are uncertain at this stage of the SEA assessment and are dependent on the site specific contexts of altered boundaries.	New developments should be readily accessible and integrate into existing public transport, walking and cycle networks. Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached.
	Water	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on water. The environmental impacts are uncertain at this stage of the assessment and are dependent on the site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality.
Historic Environment	Listed Buildings	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on Listed Buildings. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	This preferred option focuses on town centres which are urban in nature. This option may have significant environmental impacts on Conservation Areas. The environmental impacts are uncertain at this stage of the assessment and depend on site specific contexts of altered boundaries.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	This Alternative Option focuses on town centres which are urban in nature. Such areas are known to have a high likelihood of containing archaeological remains and, as such, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Gardens and Designed Landscapes and their character.
	Archaeological Sites/Areas	This preferred option focuses on town centres which are urban in nature. However, it is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Archaeological Sites/Areas.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A

Social Environment	Health	<p>As this Option focuses on focusses placemaking on town centres, any potential areas for development identified will be well integrated into existing active travel networks for walking and cycling, as well as public transport networks. This will have a significant positive impact on health. It is anticipated that the removal of town centre living boundaries will increase the number of, for example, residential properties within the town centre, increasing the population living in these centres. Residents would be within a walkable distance of basic facilities, amenities, open spaces, having a significant positive environmental impact on health.</p> <p>However, this option may give rise to increased light and noise pollution within the town centre which might be detrimental to residential amenity and as such health. Although the site will be well integrated within active and public transport mechanisms, new uses may also proliferate private car use and in turn increase greenhouse gas emissions. This would have a significant negative impact on air quality, and in turn, health.</p>	<p>New development should be located close to existing facilities, have nearby access to recreational facilities such as parks or open space, be located close to public transport routes and be interlinked with existing foot and cycle paths.</p> <p>Town centre locations should be monitored for any increases in air pollution which would lead to national air quality standards being breached</p>
	Population	Focus on encouraging new town centre living population. New areas for homes will be sustainably located, in close proximity to existing public transport networks as well as active travel networks as found in town centres. These units will be within a walkable distance of basic amenities. This will have significant positive environmental impacts on population. The promotion of residential uses should increase the live-in population in town centres which will have a significant positive impact on population by improving the living environment of the area.	Encourage the conversion of non-residential units to homes in LDP2 policy. Ensure that residential development is of such a quality as to encourage town centre living.
	Material Assets	Identifying sites for a range of uses is likely to have significant positive environmental impacts in terms of material assets. However, this option may result in unacceptable changes in the design and function of Listed Buildings and other material assets, which could have a significant negative impact on material assets.	Ensure that the conversion of Listed Buildings and other material assets is undertaken in accordance with LDP2 policy.
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		Cumulative and synergetic environmental impacts within town centres are unknown.	

CHAPTER 7: INFRASTRUCTURE

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 20: Green Infrastructure

Preferred Option: Retain policy but review the requirements it sets out to increase minimum accessibility distance from a proposed new development to a recreational open space of more than 0.2 hectares.

Ensure that the quality of green infrastructure is high and provide examples of high quality green infrastructure based on best practice developed by other Local Authorities and public bodies. A framework detailing examples of good quality could, for example, require high quality planting, a good level of accessibility, flat terrain, good surveillance and a configuration that makes the most of available space

Ensure that private garden space is of a good quality (size, shape, levels) through case-by-case assessment and introduce different minimum garden sizes based on East Ayrshire area. Retain policy but create a cut-off point whereby 20sqm per house of amenity open space/green infrastructure is only required for developments of four or more houses.

Assist East Ayrshire Leisure in undertaking a review of green infrastructure/open space in East Ayrshire to identify those pockets of open space that should be identified and protected from development in the spatial strategy including areas of open space within private developments. Undertake an assessment in line with the above review to determine the use classification of each area of identified open space. Include a statement on factoring to encourage developers to ensure that arrangements are long term and undertaken in such a way as to ensure high quality maintenance and usability.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This Preferred Option is likely to have significant benefits for landscape and geology through the identification of pockets of open space and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves landscape and geology
	Biodiversity, Flora and Fauna	This Preferred Option is likely to have significant benefits for biodiversity, flora and fauna through the identification of pockets of open space and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves biodiversity, flora and fauna
	Climate	This Preferred Option is likely to have significant benefits for climate through the identification of pockets of open space and their protection from development by Policy. Areas of woodland and soil will act as carbon sinks and users will make less use of cars to reach areas of open space.	New residential developments should be in close proximity to areas of open space through LDP2 policy to encourage their use and discourage vehicle movements.
Natural Resources	Soil	This Preferred Option is likely to have significant benefits for soil because a high quality of green infrastructure will be required through Policy. The identification of pockets of open space and their preservation will also ensure that soil is not unduly disturbed.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves soil quality
	Air	This Preferred Option is likely to have significant benefits for air quality through the identification of additional areas of open space currently free from air pollution and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves air quality
	Water	This Preferred Option is likely to have significant benefits for water quality through the identification of additional land featuring watercourses that are currently free from pollution and the preservation of the land through which those watercourses flow through Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality

Historic Environment	Listed Buildings	It is unlikely that those areas of open space identified through a review of green infrastructure/open space in East Ayrshire would feature Listed Buildings, however, applicants required to provide 20m2 of open space may impact on historic features.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	It is unlikely that those areas of open space identified through a review of green infrastructure/open space in East Ayrshire would fall within Conservation Areas, however, applicants required to provide 20m2 of open space may impact on historic features.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	It is unlikely that those areas of open space identified through a review of green infrastructure/open space in East Ayrshire would fall within Gardens and designed landscapes, however, applicants required to provide 20m2 of open space may impact on historic features.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	It is difficult to predict with any accuracy what the impact is likely to have on archaeological sites/areas as this is dependent on each of the site specific contexts. The environmental impacts are therefore uncertain.	Mitigation/enhancement will depend on the site specific context of the archaeological context identified
	Scheduled Monuments	It is unlikely that those areas of open space identified through a review of green infrastructure/open space in East Ayrshire would fall within or affect Scheduled Monuments, however, applicants required to provide 20m2 of open space may impact on historic features.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves scheduled monuments from inappropriate development as well as their character and setting within the wider landscape.
	Historic Battlefields	It is unlikely that those areas of open space identified through a review of green infrastructure/open space in East Ayrshire would fall within Historic Battlefields, however, applicants required to provide 20m2 of open space may impact on historic features.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves historic battlefields from inappropriate development as well as their character and setting within the wider landscape.
Social Environment	Health	The protection of areas of open space and the identification of additional areas of open space to be protected from development would have significant health benefits in terms of their amenity value for potential users. There is however a potential that some people may be excluded from using open space if new developments are located too far from open space of more than 0.2ha by, for example, mobility constraints.	Ensure that the any new minimum distance to areas of open space for new developments is not so great as to discourage the use of those areas of open space.
	Population	The continued assurance that new housing developments must be within a minimum distance of open space will have a significant positive impact on population by improving the living environment of the area.	Ensure that developments comply with open space requirements in LDP2 policy.
	Material Assets	Ensuring the protection of open space is likely to have significant positive environmental impacts on material assets including watercourses, woodlands and hedgerows.	Ensure that identified open space is protected through LDP2 policy
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		This Preferred Option is may have cumulative environmental impacts, although these are unknown at this stage of the assessment.	

Alternative Option 1: Retain policy but create a cut-off point whereby 20sqm per household of amenity open space/green infrastructure is only required for developments of four or more houses.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This Preferred Option is likely to have significant benefits for landscape and geology through the continued protection of open space and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves landscape and geology.
	Biodiversity, Flora and Fauna	This Preferred Option is likely to have significant benefits for biodiversity, flora and fauna through the continued protection of open space and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves biodiversity, flora and fauna
	Climate	This Preferred Option is likely to have significant benefits for climate through the continued protection of open space from development by Policy. Areas of woodland and soil will act as carbon sinks and people will make less use of cars to reach areas of open space.	New residential developments should be in close proximity to areas of open space through LDP2 policy to encourage their use and discourage vehicle movements.
Natural Resources	Soil	This Preferred Option is likely to have significant benefits for soil because a high quality of green infrastructure will be required through Policy. The continued protection of open space and their preservation will also ensure that soil is not unduly disturbed.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves soil quality
	Air	This Preferred Option is likely to have significant benefits for air quality through the continued protection of open space currently free from air pollution and their protection from development by Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves air quality
	Water	This Preferred Option is likely to have significant benefits for water quality through the continued protection of open space featuring watercourses that are currently free from pollution and the preservation of the land through which those watercourses flow through Policy.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves water quality
Historic Environment	Listed Buildings	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for Listed Building. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Listed Buildings from inappropriate development as well as their character and setting within the wider landscape.
	Conservation Areas	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for Conservation Areas. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves Conservation Areas from inappropriate development as well as their character and setting within the wider landscape.
	Gardens and designed landscapes	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for Gardens and designed landscapes. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for the Archaeological sites/areas. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Mitigation/enhancement will depend on the site specific context of the archaeological context identified
	Scheduled Monuments	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for the historic environment. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves scheduled monuments from

			inappropriate development as well as their character and setting within the wider landscape.
	Historic Battlefields	The 20 square metre areas per household will be identified by applicants. There are therefore potential environmental impacts for the historic environment. Although these impacts will depend on the site specific context of the green infrastructure identified. As such, the exact environmental impacts are uncertain.	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves historic battlefields from inappropriate development as well as their character and setting within the wider landscape.
Social Environment	Health	There is a potential that some people may be excluded from the health benefits of open space if they live within a development of three or fewer houses. It is however, the case that areas of garden space will continue be required to meet minimum space standards.	Ensure that the any new minimum distance to areas of open space for new developments is not so great as to discourage the use of those areas of open space.
	Population	The continued assurance that new housing developments must be within a minimum distance of open space will have a significant positive impact on population by improving the living environment of the area.	Ensure that developments comply with open space requirements in LDP2 policy.
	Material Assets	Ensuring the protection of open space is likely to have significant positive environmental impacts on material assets including watercourses, woodlands and hedgerows.	Ensure that identified open space is protected through LDP2 policy
Short, Medium or Long Term Impact?		This Alternative Option is likely to have significant positive and negative environmental impacts which are short, medium and long-term in nature.	
Cumulative/Synergetic Impacts?		This Preferred Option is may have cumulative environmental impacts, although these are unknown at this stage of the assessment.	

Main Issue 22: Bellfield Interchange

Preferred Option: Seek to ensure that the outcomes of the studies relating to future traffic capacity at the Bellfield Interchange are delivered and changes are made to enhance traffic capacity. This approach will recognise the strategic importance of the Bellfield Interchange and the significant benefits that enhancing traffic capacity would bring in relation to the delivery of Ayrshire Growth Deal projects and strategic business and residential development East Ayrshire wide. This will also recognise that the Interchange is a strategic access point not only for East Ayrshire but for the rest of Ayrshire and beyond.

In addition, allocate the area east of the Bellfield Interchange as a strategic location for economic growth in LDP2.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The existing presence of transport corridors, such as the M77 have eroded the landscape character of the area in question. In its current state, this interchange is at capacity at peak times. As outlined within this option, changes are proposed to enhance traffic capacity which would result in the further expansion and improvement of the road network which is likely to further exacerbate this character erosion. This would have a significant negative environmental impact on landscape and geology. The preferred option also intends to identify, allocate and promote an area to the east of the Bellfield Interchange as a strategic location for business, this is likely to have a negative environmental impact on landscape character and geology. The proposed allocated site (east of the Bellfield Interchange), although classified as agricultural lowlands, borders both an urban setting and lowland river valley classifications. As the site in question was previously developed to form Kirklandside Hospital, the redevelopment of this site may not have significant negative impacts. However, there is currently screening on site which shields the development from view of passing traffic. The removal of this is likely to have a significant negative impact on landscape character of the area. However, this is dependent on the scale, materials and siting of the proposed structures.	Ensure that a robust and effective policy framework is contained within LDP2 which protects and preserves landscape and geology. Development proposals should only be permitted where the landscape can absorb the development without any impact on the character of the area or result in the loss of important geological resources.
	Biodiversity, Flora and Fauna	Improvements to the road network, in order to enhance traffic capacity at the Bellfield Interchange, are likely to have significant environmental impacts on biodiversity, flora and fauna through the removal of habitat and potential implications for Local Nature Conservation Sites. The addition and allocation of the site to the east of the Bellfield Interchange could have significant negative impacts on biodiversity, flora and fauna, as the proposed site in question is located within the agricultural lowlands, outwith the settlement boundary. Although the site was previously developed (Kirklandside Hospital), this has been vacant for a number of years. However, the site is not anticipated to have any detrimental impacts on sites allocated for nature conservation (SSSI, SAC, SLC, LNCS etc.) as there are no protected habitats or species within the sites or in the vicinity of the site. However, at this stage for process it is difficult to determine if there is an impact on what this is likely to be as the exact scale of the proposed use has not yet been determined.	As outlined above but in relation to biodiversity, flora and fauna.
	Climate	Improvements to the road network in order to enhance the traffic capacity at the Bellfield Interchange, alongside the allocation of a site to the east of the Interchange for economic growth, are likely to have significant negative environmental impacts on climate. This will increase the need and demand for travel, enable increased traffic capacity and most likely proliferate private car use which will in turn increase the volume of greenhouse gases being emitted into the atmosphere, which will have a negative impact on the greenhouse gas reduction targets. In its current state, this interchange is at capacity at peak times.	The site must be suitably designed and constructed to contribute to greenhouse gas reduction targets and to counter balance the increase in emissions from private car use. The site should be connected to public transport networks and integrate with existing active travel networks.
Natural Resources	Soil	Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on soil.	Any site allocations for expansion of business and industry within the LDP2 should avoid prime agricultural land,

		The area to the east of Bellfield Interchange contains non-calcareous gleys. The site is constrained by the presence of prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mossie. There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land as well as the reuse of a vacant site. Especially considered that the site is at high risk of soil leaching. However, there may also be significant negative environmental impacts such as the loss of prime quality agricultural land which encompasses the site, and indeed the Interchange and surrounding road network, as well as potentially detrimental implications for the intermediate and raised bog as a result of the future development itself.	intermediate and raised bogs. Contaminated land should be treated and/or removed, where possible.
	Air	Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on air quality. This will increase the need and demand for travel, enable increased traffic capacity and most likely proliferate private car use which will in turn increase the volume of greenhouse gases being emitted into the atmosphere, which will have a negative impact on the greenhouse gas reduction targets. The development of the business opportunity site to the east is likely to increase private car use with the area. This could have a significant negative environmental impact on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact. However, The site has strong existing infrastructure connections in terms of the existing road network. The site therefore has potentially strong public transport connections. The site is within walking distance of key residential areas, although it is recognised that the roundabout is a barrier to pedestrian permeability. The use of public transport and active travel networks could reduce local greenhouse gas emissions.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. Where possible the development should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.
	Water	Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on the water environment. Improvements and expansion of the road network will increase the volume of impermeable surfaces, which lends itself to surface water flooding. The Interchange Roundabout itself frequently experiences surface water flooding, by expanding this, this may exacerbate the issues already experienced on site. This will likely have a significant negative environmental impact on the water environment. The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk.	Any development associated and identified within this option should be accompanied by a hydrology study.
Historic Environment	Listed Buildings	Screened out of Stage 1 Assessment.	N/A
	Conservation Areas	Screened out of Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out of Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out of Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out of Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out of Stage 1 Assessment.	N/A
Social Environment	Health	Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on human health. The potential infrastructure improvements which could be made following the capacity studies would increase traffic flow, lower congestion at peak times, increase connectivity and enable further development of areas in and around Kilmarnock, having a significant positive environmental impact on health by increasing access to facilities and opportunities.	Ensure that public transport connections such as active travel networks, walking and cycling, are easily accessible from these new development sites with opportunity to

		<p>The site identified as a business development opportunity site is likely to have significant positive and negative environmental impacts on health. The site is likely to integrate with existing walking and cycling networks, there are a number of core paths and rights of way surrounding the Bellfield Interchange Roundabout which could be connected to this site. This would encourage active travel, having a significant positive environmental impact on health. However, the development of the site is likely to exacerbate air quality problems in the area, particularly at peak times as a result of increased private car use. As the surrounding environment is urban in nature, it is not considered that the site will detrimentally exacerbate light or noise pollution. Although this should be monitored during and post-development. Alternatively, the site is located in relatively close proximity to residential areas and could have a detrimental impact on residential amenity. As not finalised proposal has come forward, recreational facilities and provisions cannot yet be determined. However, these should be encouraged.</p>	<p>integrate into these connections. Where possible, new developments should integrate recreational facilities to enhance health. New developments should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual or cumulative basis. Should these standards be breached then mitigation measures will need to be put in place in consultation with Environmental Health.</p>
	Population	<p>Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on population. The potential infrastructure improvements which could be made following the capacity studies would increase traffic flow, lower congestion at peak times, increase connectivity and enable further development of areas in and around Kilmarnock, having a significant positive environmental impact on population by increasing access to facilities and opportunities. The redevelopment of the former Kirklandside Hospital for the Ayrshire Manufacturing Investment Corridors is likely to encourage and increase employment opportunities outwith Kilmarnock settlement boundary. As the development is located next to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population. The site is within a walkable distance of basic amenities. The former Kirklandside Hospital is only 0.6 miles from supermarket at Queen's Drive retail park. This will have a significant positive environmental impact on population. However, it is noted that the Bellfield Interchange in its current state acts as a barrier to pedestrian permeability, which will have a negative impact on population.</p>	<p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. New developments should provide and integrate into a public transport route with bus stops to ensure that sustainable transport is integrated into the new development.</p>
	Material Assets	<p>Improvements to the road network in order to enhance traffic capacity at the Bellfield Interchange, alongside the identification of a business development opportunity site to the east, are likely to have significant environmental impacts on material assets. The potential infrastructure improvements which could be made following the capacity studies would increase traffic flow, lower congestion at peak times, increase connectivity and enable further development of areas in and around Kilmarnock, having a significant positive environmental impact on population by increasing access to facilities and opportunities. Such improvements would have ample opportunity to integrate into existing public transport networks (improving commuter times). As the business development opportunity site is located next to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population. The site is not located within any allocated assets such as open space or sites for nature conservation. However, as no exact proposal has come forward for the site, facilities being provided on site (such as recreational facilities, open space, sports pitches) are hard to determine at this stage. This is unlikely, given the nature of the proposal (manufacturing). This option is likely to have a significant positive environmental impact in terms of material assets as it will enable further expansion of key locations in and around Kilmarnock.</p>	<p>The use and integration of core paths, rights of way as well as footpaths and cycling routes should be encouraged within the site.</p>
	Short, Medium or Long Term Impact?	<p>There are likely to have long-term significant positive and negative environmental impacts as a result of this alternative option.</p>	
	Cumulative/Synergetic Impacts?	<p>There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of this option, particularly in terms of infrastructure capacity, which will enhance and increase opportunities for development in East Ayrshire.</p>	

Alternative Option: Continue to ensure that the studies exploring traffic capacity at the Bellfield Interchange are completed and continue to promote the area east of the Interchange as an area for future economic growth.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The site in question, the former Kirklandside Hospital, to the east of the Bellfield Interchange roundabout is located outwith the settlement boundary which runs parallel to the M77. This site is characterised as agricultural lowlands, which provides a simple rural setting to larger settlements. This classification hosts a diverse landscape character. It is noted that the presence of transport corridors such as the M77 have eroded this character. In its current state, this interchange is at capacity at peak times. There is potential for studies, as outlined within this option, to result in the further expansion and improvement of the road network which is likely to further exacerbate this character erosion. The site although classified as agricultural lowlands, borders both an urban setting and lowland river valley classifications. As the site in question was previously developed to form Kirklandside Hospital, the redevelopment of this site may not have significant negative impacts. However, there is currently screening on site which shields the development from view of passing traffic. The removal of this is likely to have a significant negative impact on landscape character of the area. However, this is dependent on the scale, materials and siting of the proposed structures.	<p>Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves landscape and geology.</p> <p>Development proposals should only be permitted where the landscape can absorb the development without any impact on the character of the area or result in the loss of important geological resources.</p>
	Biodiversity, Flora and Fauna	<p>The addition and allocated of the site to the east of the Bellfield Interchange could have significant negative impacts on biodiversity, flora and fauna, as the proposed site in question is located within the agricultural lowlands, outwith the settlement boundary. Although the site was previously development (Kirklandside Hospital), this has been vacant for a number of years. However, the site is not anticipated to have any detrimental impacts on sites allocated for nature conservation (SSSI, SAC, SLC, LNCS etc.) as there are no protected habitats or species within the sites or in the vicinity of the site.</p> <p>However, at this stage for process it is difficult to determine if there is an impact on what this is likely to be as the exact scale of the proposed use have not yet been determined.</p>	As outlined above but in relation to biodiversity, flora and fauna.
	Climate	The site in question, the former Kirklandside Hospital, should be located within walking distance of public transport network, there is opportunity for the site to integrate into these networks. This would have significant positive environmental impacts in terms of climate, by reducing greenhouse gas emissions. However, it is noted that the Bellfield Interchange Roundabout is not a safe environment for pedestrian permeability or access, this acts as a barrier. This has significant negative environmental impacts in terms of climate by limiting the extents of the active travel network. This development of this site will increase the need and demand for travel, most likely by private car but also by way of public transport networks, to and from these facilities, which will in turn increase the volume of greenhouse gases being emitted into the atmosphere, which will have a negative impact on the greenhouse gas reduction targets. In its current state, this interchange is at capacity at peak times. There is potential for studies, as outlined within this option, to result in the further expansion and improvement of the road network which is likely to further exacerbate greenhouse gas emissions and in turn climatic factors.	<p>The site must be suitably designed and constructed to contribute to greenhouse gas reduction targets and to counter balance the increase in emissions from private car use.</p> <p>The site should be connected to public transport networks.</p> <p>The site should integrate with existing active travel networks.</p>
Natural Resources	Soil	The area to the east of Bellfield Interchange, is a large expanse of land which was previously occupied by Kirklandside Hospital, directly to the south of the A76T. In terms of soil, this site contains non-calcareous gleys. The site is constrained by the presence of	Any site allocations for expansion of business and industry within the LDP2 should avoid prime agricultural land, intermediate and raised bogs.

		<p>prime quality agricultural land which is classed as “locally important good quality”, a large area of contaminated land which encompasses the built-boundary of Kirklandside Hospital. There are also three intermediate and raised bogs to the south of the site near West Mosside, As illustrated within the Scottish Governments Environment Hub, the site in question is of low risk to soil erosion. Depending on the extents of the development, there may be a high risk of soil erosion to the south beyond West Mosside and to the east of Dollars Row. The site is at high risk of topsoil compaction and is also moderately vulnerable to subsoil compaction.</p> <p>There may be significant positive environmental impacts on soil as the development of land could result in the removal and/or treatment of contaminated land as well as the reuse of a vacant site. Especially considered that the site is at high risk of soil leaching. However, there may also be significant negative environmental impacts such as the loss of prime quality agricultural land which encompasses the site as well as potentially detrimental implications for the intermediate and raised bog as a result of the future development itself.</p>	Contaminated land should be treated and/or removed, where possible.
	Air	<p>The site has strong existing infrastructure connections in terms of the existing road network. The site therefore has potentially strong public transport connections. The site is within walking distance of key residential areas, although it is recognised that the roundabout is a barrier to pedestrian permeability. The use of public transport and active travel networks could reduce local greenhouse gas emissions. However, the development of these sites is likely to increase private car use with the area. This could have significant negative environmental impacts on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact.</p> <p>However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes.</p>	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. Where possible the development should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.
	Water	The area identified, former Kirklandside Hospital, is surrounded by a road network which lends itself to surface water flooding. The site specifically has small areas of Low-Medium-High surface water flooding risk, particularly at the existing site entrance off of the A76T. The site is also surrounded to the east and south by a large expanse of fluvial flooding from Cessnock Water ranging from low to high risk. The allocation and future development of this site could therefore have significant negative impacts on the water environment.	Any development on the site identified within this option should be accompanied by a hydrology study at the planning application stage. Early consultation with SEPA and the Ayrshire roads Alliance Flooding Officer is advised.
Historic Environment	Listed Buildings	Screened out of Stage 1 Assessment.	N/A
	Conservation Areas	Screened out of Stage 1 Assessment.	N/A
	Gardens and designed landscapes	Screened out of Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out of Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out of Stage 1 Assessment.	N/A
	Historic Environment	Screened out of Stage 1 Assessment.	N/A
Social Environment	Health	<p>The site is likely to have significant positive and negative environmental impacts on health. The site is likely to integrate with existing walking and cycling networks, there are a number of core paths and rights of way surrounding the Bellfield Interchange Roundabout which could be connected to this site. This would encourage active travel, having a significant positive environmental impact on health. However, the development of the site is likely to</p>	Ensure that public transport connections such as active travel networks, walking and cycling, are easily accessible from these new development sites with opportunity to integrate into these connections. Where possible, new developments should integrate recreational facilities to enhance health. New developments should be monitored

		<p>exacerbate air quality problems in the area, particularly at peak times as a result of increased private car use.</p> <p>As the surrounding environment is urban in nature, it is not considered that the site will detrimentally exacerbate light or noise pollution. Although this should be monitored during and post-development. Alternatively, the site is located in relatively close proximity to residential areas and could have a detrimental impact on residential amenity. As not finalised proposal has come forward, recreational facilities and provisions cannot yet be determined. However, these should be encouraged.</p>	for any increases in air pollution which would lead to national air quality standards being breached on an individual or cumulative basis. Should these standards be breached then mitigation measures will need to be put in place in consultation with Environmental Health.
	Population	The redevelopment of the former Kirklandside Hospital for the Ayrshire Manufacturing Investment Corridors is likely to encourage and increase employment opportunities outwith Kilmarnock settlement boundary. As the development is located next to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population. The site is within a walkable distance of basic amenities. The former Kirklandside Hospital is only 0.6 miles from supermarket at Queen's Drive retail park. This will have a significant positive environmental impact on population. However, it is noted that the Bellfield Interchange in its current state acts as a barrier to pedestrian permeability, which will have a negative impact on population.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. New developments should provide and integrate into a public transport route with bus stops to ensure that sustainable transport is integrated into the new development.
	Material Assets	As the development is located next to existing public transport routes and there is potential for these to integrate public transport routes such as core paths and rights of way which will have a significant positive environmental impact on population. The site is not located within any allocated assets such as open space or sites for nature conservation. However, as no exact proposal has come forward for the site, facilities being provided on site (such as recreational facilities, open space, sports pitches) are hard to determine at this stage. This is unlikely, given the nature of the proposal (manufacturing). This option is likely to result in infrastructure improvements, in terms of the road network and capacity of Bellfield Interchange which is likely to have a significant positive environmental impact in terms of material assets as it will enable further expansion of key locations in and around Kilmarnock.	The use and integration of core paths, rights of way as well as footpaths and cycling routes should be encouraged within the site.
Short, Medium or Long Term Impact?		There are likely to have long-term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative and synergistic environmental impacts as a result of this option, particularly in terms of infrastructure capacity.	

CHAPTER 8: HISTORIC ENVIRONMENT

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 23: Loudoun Castle Garden and Designed Landscapes

Preferred Option: LDP2 will continue to support the development of a tourist and leisure destination at the site. LDP2 will, however, provide a more detailed design led approach to what kind of development will be supported and will promote a joined-up partnership approach to the development of the site. This will take account of the outcome of the Public Local Enquiry and the subsequent better understanding of the complex nature of the landscape, castle and development potential.

The Plan will set out (i) the possible levels of intervention required to stabilise the Castle to allow development to take place around it; (ii) the parts of the designed landscape that will be most suitable for particular elements of the development and (iii) requirements to ensure strong linkages with the existing communities of the Irvine Valley, taking account of the capacity of existing infrastructure in the local area, including roads, schools and health and social care facilities. The Plan will support enabling development to enable the tourism/leisure development.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The Loudoun Castle Estate is a garden and designed landscape, located on the outskirts of Galston. It is rural in nature and hosts a number of protected trees (TPOs) and is of notable character. The development of this site could have a significant positive environmental impact on the appearance of this area, as it is currently sitting unmaintained. However, the development of this site could also have a significant negative long-term environmental impacts on the landscape character and designated history of the area which could be detrimentally altered by the inclusion of housing within the site. The inclusion of housing within the development would exacerbate this impact on landscape character, changing the nature, use and appearance of the landscape.	The area in question is of notable character and development of the site could have significant detrimental impacts on the landscape character of the surrounding environment. Development proposals should only be permitted where the landscape can absorb the development without any impact on the character of the area or result in the loss of important geological resources.
	Biodiversity, Flora and Fauna	The Loudoun Castle Estate incorporates three Local Nature Conservation Sites: Loudoun Castle Provisional Wildlife Sites, Orchard Plantation & West Belvedere and East Holmes Wetlands. As such, the development of this site for leisure/tourism (including housing) could have significant negative environmental impacts on biodiversity, flora and fauna contained within these sites. The creation of a new tourism development (and associated housing) could have significant environmental impacts but these are dependent on what type of tourism's development is being proposed.	New leisure and tourism developments should only be allowed where the landscape can absorb the development without any impact on the character of the area and where the developments would result in the loss or fragmentation of important biodiversity assets.
	Climate	Increasing tourism around Galston, and East Ayrshire as a whole, could impact on climate if the tourist attractions are not sustainably located or encourage people to visit sensitive areas, such as the Local Nature Conservation Sites. There is potential for the site to integrate well within or close to public transport routes, having a potentially significantly positive impact on climate in terms of greenhouse gas emissions. However, the development of Loudoun Castle Estate for recreational/leisure/tourism use, alongside residential, is likely to have significant negative environmental impacts on climate, mostly as a result of the proliferation of private car use which will increase greenhouse gas emissions.	It should be ensured that this new tourism development is well integrated into existing public transport hubs or active travel networks in order to mitigate against any detrimental climate impacts. The scale of the development should be appropriate for the location and

		However, it is difficult to predict with any accuracy what the impact is likely to be, as this is dependent on the type of tourism/leisure development is being proposed.	
Natural Resources	Soil	<p>Increasing tourism around Galston, and East Ayrshire as a whole, could impact on climate if the tourist attractions are not sustainably located or encourage people to visit sensitive areas, such as the Local Nature Conservation Sites.</p> <p>There is potential for the site to integrate well within or close to public transport routes, having a potentially significant positive impact on climate in terms of greenhouse gas emissions. However, the development of Loudoun Castle Estate for recreational/leisure/tourism use, alongside residential, is likely to have significant negative environmental impacts on climate, mostly as a result of the proliferation of private car use which will increase greenhouse gas emissions. However, it is difficult to predict with any accuracy what the impact is likely to be, as this is dependent on the type of tourism/leisure development is being proposed.</p>	It should be ensured that this new tourism development is well integrated into existing public transport hubs or active travel networks in order to mitigate against any detrimental climate impacts. The scale of the development should be appropriate for the location and
	Air	The site has existing infrastructure connections in terms of the existing road network which it could easily integrate with. The site therefore has potentially strong public transport connections. The site is within walking distance of key existing residential areas in Galston as well as Tesco and the town centre. The use of public transport and active travel networks could reduce local greenhouse gas emissions, despite an increased residential and visiting population. However, the development of this site is likely to increase private car use with the area. This could have a significantly adverse environmental impact on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact. However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes as well as the surrounding Core Path and Right of Way networks.	Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached. It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes. Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.
	Water	The area in question, Loudoun Castle Estate and Gardens, is located to the North of the River Irvine which runs alongside the A71. The Estate has the A71 to the south and the A719 to the east. Road networks lend themselves to surface water flooding. The site specifically is susceptible to Low-Medium fluvial water flooding risk to the south of its extent, which is classified as Lowland River Valley. The site is also at risk of surface water flooding ranging from low to high risk at various locations across the site, not simply concentrated to the south. The allocation and future development of this site could therefore have significant negative impacts on the water environment, through the removal of natural infiltration, increased impermeable surface and increased infrastructure requirements (road network) which would exacerbate existing flooding risk.	For Loudoun Castle Estate, a hydrology study and appropriate flood risk assessment should accompany any submissions for planning consents.
Historic Environment	Listed Buildings	The allocation of Loudoun Castle Estate as a development opportunity is likely to have a significant positive environmental impact on Loudoun Castle (A listed) and the Cottage (B listed) which would be renovated and brought back into use. This option will therefore stop the Castle falling into further disrepair, facilitating its redevelopment and restoration. The adoption of a design-led approach to this development is likely to reduce any significant negative impacts on the listed structures, with careful consideration being given to the appropriateness of development proposals. It is not considered that the development of this site will detrimentally impact the historic environment outwith the site.	None.
	Conservation Areas	This option is not likely to have any significant positive or negative environmental impacts on Conservation Areas, as there are none in close proximity to the site.	None.

	Gardens and designed landscapes	<p>As this option will involve the development of this Loudoun Castle Estate Garden and Designed Landscape into a recreation/leisure/tourism development with a limit volume supporting residential uses, it will certainly have impacts on garden and designed landscapes. The development of this site is likely to have significant positive and negative impacts.</p> <p>The redevelopment of this site is likely to improve the appearance of the designed landscape which has been poorly maintained, having a significant positive impact. However, the redevelopment of this site is likely to alter the appearance of the designed landscape, as it will be more developed, this will likely have a significant negative impact.</p>	<p>Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from inappropriate development as well as their character and setting within the wider landscape.</p> <p>As outlined within this Option, LDP2 should contain a design-led detailed and prescriptive approach, by way of design guidance, which details levels of appropriate development, design expectations etc., with regards to any development proposals brought forward for this site.</p>
	Archaeological Sites/Areas	The site in question hosts a number of areas of archaeological importance. These are spread across the site. The development of Loudoun Castle Estate could have significant negative impacts on these sites/areas, resulting in their loss.	Where the site is deemed to be of archaeological interest, an archaeological survey will be required at the application stage, prior to any development taking place on site. A policy framework should be incorporated into LDP2, which seeks to protect and enhance archaeological sites/areas.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	<p>The site in question, Loudoun Castle Estate, is within a walkable distance of public transport networks, with opportunity for public transport to be integrated into the site (such as bus stops). The site is also within a walkable distance of basic amenities, such as Galston town centre and Tesco supermarket. This is likely to have a significant positive environmental impact on health.</p> <p>The site in question, will also have ample opportunity to integrate and join existing active travel networks such as Core Paths and Rights of Way which intersect the site, increasing the sustainability of the site. In this respect, this option is likely to have significant positive impact on health. However, it is noted that the development of the site for a mix of uses could result in the loss or removal of these key walking routes which would have a significant negative environmental impact on health.</p> <p>The site in question, is a large garden and designed landscape (open space) which is currently not accessible to the public. The development of this site would therefore open this location but up to the public, increasing local access to a well maintained area of open space. This would have a significant positive impact on health. However, it is noted that development of the site would undoubtedly result in the loss of some of the green space as currently identified. However, by allocating the site to accommodate housing development as well as the recreational/tourism use, this is likely to led to the proliferation of private car use which will in turn in increase greenhouse gas emissions, pollutants and reduce air quality which will have a significant negative environmental impact on health. By attracting additional visitors the air, this alone would exacerbate greenhouse gas emissions, the addition of a number of homes on site (i.e. increase the population of Galston) would also</p>	<p>It should be ensured that the landscape and infrastructure can accommodate the number of residential units contained within the site.</p> <p>Core paths and Rights of Way should be retained and expanded. Development should not result in the removal or alteration of these routes.</p> <p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.</p> <p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.</p>

		contribute to this. This would have a significant negative environmental impact on air quality and thus human health.	
	Population	The site in question, Loudoun Castle Estate, is within a walkable distance of public transport networks, with opportunity for public transport to be integrated into the site (such as bus stops). The site is also within a walkable distance of basic amenities, such as Galston town centre and Tesco supermarket. This is likely to have a significant positive environmental impact on population. The site in question, will also have ample opportunity to integrate and join existing active travel networks such as Core Paths and Rights of Way which intersect the site, increasing the sustainability of the site. In this respect, this option is likely to have significant positive impact on health. However, it is noted that the development of the site for a mix of uses could result in the loss or removal of these key walking routes which would have a significant negative environmental impact on population. The site in question, is a large garden and designed landscape (open space) which is currently not accessible to the public. The development of this site would therefore open this location but up to the public, increasing local access to a well maintained area of open space. This would have a significant positive impact on population.	<p>It should be ensured that the landscape and infrastructure can accommodate the number of residential units contained within the site.</p> <p>Core paths and Rights of Way should be retained and expanded. Development should not result in the removal or alteration of these routes.</p>
	Material Assets	<p>The allocation of Loudoun Castle Estate for a mixed use tourism development within LDP2 will have a significant environmental impact on material assets.</p> <p>The increase of development, population and visitors will have a negative environmental impact on existing infrastructure capacity. The allocation of this site and its subsequent development is likely to proliferate private car use, which will in turn, require improvements in the road network and parking provisions, having a negative impact on material assets. However, the development of this site will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the site and surrounding settlement, potentially increasing overall connectivity of place. This will have a significant positive impact on material assets.</p>	<p>New developments should integrate, provide and enhance public transport networks with bus stops to ensure that sustainable transport is integrated into the new development.</p> <p>It should be ensured that new developments, particularly those residential in nature, provide and enhance areas of public open space and recreational facilities. Open spaces should conform to the guidelines that will be contained within LDP2 in order to create a sense place. The developer should also provide a public bus service from this area to provide an alternative to car journeys, however, due to the size of the site it is unknown if this would offset the increase in private modes of transportation in the area.</p>
Short, Medium or Long Term Impact?		There are likely to be long term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive cumulative and synergistic environmental impacts as a result of this option, particularly in terms of infrastructure capacity.	

Alternative Option 1: As above, but with the inclusion of a maximum limit on the number of houses that may be brought forward as enabling development. The maximum level of housing supported will be arrived at through the work described in preferred option, which will explore the capacity of the designed landscape to accommodate residential development.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	<p>The Loudoun Castle Estate is a garden and designed landscape, located on the outskirts of Galston. It is rural in nature and hosts a number of protected trees (TPOs) and is of notable character. The development of this site could have a significant positive environmental impact on the appearance of this area, as it is currently sitting unmaintained.</p> <p>However, the development of this site could also have a significant negative long-term environmental impacts on the landscape character and designated history of the area which could be detrimentally altered by the inclusion of housing within the site. The inclusion of housing within the development would exacerbate this impact on landscape character, changing the nature, use and appearance of the landscape.</p> <p>This option is therefore considered to have both significant positive and negative environmental impacts on the landscape character and geology of the area.</p>	<p>The area in question is of notable character and development of the site could have significant detrimental impacts on the landscape character of the surrounding environment.</p> <p>Development proposals should only be permitted where the landscape can absorb the development without any impact on the character of the area or result in the loss of important geological resources.</p>
	Biodiversity, Flora and Fauna	<p>The Loudoun Castle Estate incorporates three Local Nature Conservation Sites: Loudoun Castle Provisional Wildlife Sites, Orchard Plantation & West Belvedere and East Holmes Wetlands. As such, the development of this site for leisure/tourism (including housing) could have significant negative environmental impacts on biodiversity, flora and fauna contained within these sites. The creation of a new tourism development (and associated housing) could have significant environmental impacts but these are dependent on what type of tourism development is being proposed.</p>	<p>New leisure and tourism developments should only be allowed where the landscape can absorb the development without any impact on the character of the area and where the developments would result in the loss or fragmentation of important biodiversity assets.</p>
	Climate	<p>Increasing tourism around Galston, and East Ayrshire as a whole, could impact on climate if the tourist attractions are not sustainably located or encourage people to visit sensitive areas, such as the Local Nature Conservation Sites.</p> <p>There is potential for the site to integrate well within or close to public transport routes, having a potentially significant positive impact on climate in terms of greenhouse gas emissions. However, the development of Loudoun Castle Estate for recreational/leisure/tourism use, alongside residential, is likely to have significant negative environmental impacts on climate, mostly as a result of the proliferation of private car use which will increase greenhouse gas emissions.</p> <p>However, it is difficult to predict with any accuracy what the impact is likely to be, as this is dependent on the type of tourism/leisure development is being proposed.</p>	<p>It should be ensured that this new tourism development is well integrated into existing public transport hubs or active travel networks in order to mitigate against any detrimental climate impacts.</p> <p>The scale of the development should be appropriate for the location and</p>
Natural Resources	Soil	<p>The site in question incorporates several areas of contaminated land. The presence of contaminated land has detrimental impacts on soil quality. However, the removal and/or treatment of contaminated land would have a significant positive environmental impact on soil.</p>	<p>Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves soil quality.</p>

		The site also incorporates a large area of prime quality agricultural land which is ranked as “locally important good quality”. The removal of this could have a significant negative impact on soil quality, however, it is not considered that it will have a negative impact on soil as this is contained within the Gardens and Designed Landscape boundary and agricultural uses could themselves have a detrimental impact on the character of the area in question.	Contaminated land within the site, should development go forward, should be treated and/or removed in order to improve the soil quality of the site in question.
	Air	<p>The site has existing infrastructure connections in terms of the existing road network which it could easily integrate with. The site therefore has potentially strong public transport connections. The site is within walking distance of key existing residential areas in Galston as well as Tesco and the town centre. The use of public transport and active travel networks could reduce local greenhouse gas emissions, despite an increased residential and visiting population.</p> <p>However, the development of this site is likely to increase private car use with the area. This could have a significant negative environmental impact on air quality, which if it breaches national air quality standards, would have a significant negative environmental impact. However, the sites could provide multiple modes of transportation if it is linked into existing walking and cycling routes as well as the surrounding Core Path and Right of Way networks.</p>	<p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.</p> <p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.</p>
	Water	<p>The area in question, Loudoun Castle Estate and Gardens, is located to the North of the River Irvine which runs alongside the A71. The Estate has the A71 to the south and the A719 to the east. Road networks lend themselves to surface water flooding.</p> <p>The site specifically is susceptible to Low-Medium fluvial water flooding risk to the south of its extent, which is classified as Lowland River Valley. The site is also at risk of surface water flooding ranging from low to high risk at various locations across the site, not simply concentrated to the south. The allocation and future development of this site could therefore have significant negative impacts on the water environment, through the removal of natural infiltration, increased impermeable surface and increased infrastructure requirements (road network) which would exacerbate existing flooding risk.</p>	For Loudoun Castle Estate, a hydrology study and appropriate flood risk assessment should accompany any submissions for planning consents.
Historic Environment	Listed Buildings	The inclusion and promotion of Loudoun Castle as a tourism/leisure development opportunity, alongside a limited number of residential dwelling as a means of enabling the development, will have a significant impact on this historic environment. It is not considered that the development of this site will detrimentally impact the historic environment outwith the site. The allocation of Loudoun Caste Estate as a development opportunity is likely to have a significant positive environmental impact on Loudoun Castle (A listed) and the Cottage (B listed) which would be renovated and brought back into use. This option will therefore stop the Castle falling into further disrepair, facilitating its redevelopment and restoration.	None.
	Conservation Areas	This option is not likely to have any significant positive or negative environmental impacts on Conservation Areas, as there are none in close proximity to the site.	None.
	Gardens and designed landscapes	As this option will involve the development of this Loudoun Castle Estate Garden and Designed Landscape into a recreation/leisure/tourism development with a limit volume	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and

		<p>supporting residential uses, it will certainly have impacts on garden and designed landscapes. These are likely to be both significant positive and negative in nature.</p> <p>The redevelopment of this site is likely to improve the appearance of the designed landscape which has been poorly maintained, having a significant positive impact in this regard. However, the redevelopment of this site is likely to alter the appearance of the designed landscape, as it will be more developed, this will likely have a significant negative impact.</p>	<p>designed landscapes from inappropriate development as well as their character and setting within the wider landscape.</p> <p>LDP2 should contain a detailed and prescriptive design guidance which details levels of appropriate development, design expectations etc., with regards to any development proposals brought forward for this site.</p>
	Archaeological Sites/Areas	<p>The site in question hosts a number of areas of archaeological importance. These are spread across the site. The development of Loudoun Castle Estate could have significant negative impacts on these sites/areas, resulting in their loss.</p>	<p>Where the site is deemed to be of archaeological interest, an archaeological survey will be required at the application stage, prior to any development taking place on site. A policy framework should be incorporated into LDP2, which seeks to protect and enhance archaeological sites/areas.</p>
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	<p>Loudoun Castle Estate, is within a walkable distance of public transport networks, with opportunity for public transport to be integrated into the site (such as bus stops). The site is also within a walkable distance of basic amenities, such as Galston town centre and Tesco supermarket. This is likely to have a significant positive environmental impact on health.</p> <p>The site in question, will also have ample opportunity to integrate and join existing active travel networks such as Core Paths and Rights of Way which intersect the site, increasing the sustainability of the site. In this respect, this option is likely to have significant positive impact on health. However, it is noted that the development of the site for a mix of uses could result in the loss or removal of these key walking routes which would have a significant negative environmental impact on health.</p> <p>The site in question, is designated as a Garden and Designed Landscape which is currently inaccessible to the public. The development of this site would, however provide access to this location, therefore enhancing public access to local open spaces. This would have a significant positive impact on health. However, it is noted that development of the site would undoubtedly result in the loss of some of the green space as currently identified. However, by allocating the site to accommodate housing development as well as the recreational/tourism use, this is likely to led to the proliferation of private car use which will in turn in increase greenhouse gas emissions, pollutants and reduce air quality which will have a significant negative environmental impact on health.</p>	<p>It should be ensured that the landscape and infrastructure can accommodate the number of residential units contained within the site.</p> <p>Core paths and Rights of Way should be retained and expanded. Development should not result in the removal or alteration of these routes.</p> <p>Once developed, the site should be monitored for any increases in air pollution which would lead to national air quality standards being breached.</p> <p>It should be ensured that the site is as accessible as possible, directly linking to existing cycling and walking routes.</p> <p>Where possible the developments should adopt zero carbon technologies in order to counteract the likely increase in greenhouse gas emissions.</p>
	Population	<p>Loudoun Castle Estate, is within a walkable distance of public transport networks, with opportunity for public transport to be integrated into the site (such as bus stops). The site is also within a walkable distance of basic amenities, such as Galston town centre</p>	<p>It should be ensured that the landscape and infrastructure can accommodate the</p>

		<p>and Tesco supermarket. This is likely to have a significant positive environmental impact on population.</p> <p>The site in question, will also have ample opportunity to integrate and join existing active travel networks such as Core Paths and Rights of Way which intersect the site, increasing the sustainability of the site. In this respect, this option is likely to have significant positive impact on health. However, it is noted that the development of the site for a mix of uses could result in the loss or removal of these key walking routes which would have a significant negative environmental impact on population. The site in question, is designated as a Garden and Designed Landscape which is currently inaccessible to the public. The development of this site would, however provide access to this location, therefore enhancing public access to local open spaces. This would have a significant positive impact on population.</p>	<p>number of residential units contained within the site.</p> <p>Core paths and Rights of Way should be retained and expanded. Development should not result in the removal or alteration of these routes.</p>
	Material Assets	<p>The allocation of Loudoun Castle Estate for a mixed use tourism development within LDP2 will have a significant environmental impact on material assets. The increase of development, population and visitors will have a negative environmental impact on existing infrastructure capacity. The allocation of this site and its subsequent development is likely to proliferate private car use, which will in turn, require improvements in the road network and parking provisions, having a negative impact on material assets.</p> <p>However, the development of this site will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the site and surrounding settlement, potentially increasing overall connectivity of place. This will have a significant positive impact on material assets.</p>	<p>New developments should integrate, provide and enhance public transport networks with bus stops to ensure that sustainable transport is integrated into the new development.</p> <p>It should be ensured that new developments, particularly those residential in nature, provide and enhance areas of public open space and recreational facilities.</p>
Short, Medium or Long Term Impact?		There are likely to be long term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive cumulative and synergistic environmental impacts as a result of this option, particularly in terms of infrastructure capacity.	

Alternative Option 2: The site is not included as a development opportunity site within LDP2. This is on the basis that the site is not appropriate for a major leisure/tourism development due to its environmental assets and is not a sustainable site for large scale housing development, given its relative isolation from the existing Irvine Valley communities. Through the previous inquiry and application process, it was maintained by the applicant that the initial phase of 300 houses were necessary to make the Castle safe and to allow it to remain in situ and for development to take place around it. This would not have resulted in the castle being brought back into use, which would require significantly more new housing. Whilst the Decision of Ministers did not agree that the need for 300 houses had been fully demonstrated, if that is the region of housing development that is likely, there is a question over whether this level of housing development in this location represents a sustainable approach to development.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This option is unlikely to have significant positive or negative impacts on landscape or geology. By not allocating Loudoun Castle Estate as a development opportunity site within LDP2, and highlighting that it would not be appropriate for major development relating to housing and/or leisure/tourism. It is, therefore unlikely to be developed, and as such will not result in any positive or negative environmental impacts in terms of landscape character or geological features. The impacts are therefore considered to be neutral.	None.
	Biodiversity, Flora and Fauna	As outlined above, with regards to biodiversity, flora and fauna. With no site allocation, development is unlikely. This option is not likely to have any significant positive or negative impacts. The option is therefore likely to have neutral impacts.	None.
	Climate	As outline above, with regards to climate. Under this option, development of Loudoun Castle Estate is unlikely as detailed under 'landscape and geology'. The option is therefore likely to have neutral impacts.	None.
Natural Resources	Soil	The site in question incorporates several areas of contaminated land. The presence of contaminated land has detrimental impacts on soil quality, removal and/or treatment would therefore have a significant positive impact on soil quality, this would be unlikely to occur as development would not be anticipated under this option. This option is therefore likely to have significant negative environmental impacts on soil.	Contaminated land within the site, should any development go forward, should be treated and/or removed in order to improve the soil quality of the site in question.
	Air	This option is not likely to have significant positive or negative impacts on air. By not allocating Loudoun Castle Estate as a development opportunity site within LDP2, it is unlikely to be developed, and as such will not result in any positive or negative environmental impacts in terms of air quality. The impacts are therefore considered to be neutral.	None.
	Water	As outlined above, with regards to the water environment. No allocation, and as a result, no development interest in Loudoun Castle would not have any significant positive or negative environmental impacts on the water environment. As such, this option will have neutral impacts.	For Loudoun Castle Estate, a flood risk assessment should accompany any submissions for planning consents and where necessary, a hydrology study should also accompany any development proposals.
Historic Environment	Listed Buildings	The site in question contains two listed buildings: Loudoun Castle (A listed) and the Cottage (B listed). This option does not involve the allocation of Loudoun Castle Estate for development, which will result in these structures remaining in ruin and/or disrepair. The proposed option will, therefore have a significant negative impact on listed buildings, as these will likely not be renovated and brought back into use.	The restoration and redevelopment of Loudoun Castle (A listed) should still be encouraged, despite the site no longer being allocated under LDP2.
	Conservation Areas	This option is not likely to have any significant positive or negative environmental impacts on Conservation Areas, as there are none in close proximity to the site.	None.
	Gardens and designed landscapes	This option is likely to have significant environmental impacts on Gardens and Designed Landscapes. The redevelopment of this site, should improve the appearance of the designated area, which is currently in a poor state, however, as the option does not include the allocation of the site it is unlikely to be developed. As such, this is likely to have	Ensure that a robust and effective policy framework is contained with LDP2 which protects and preserves gardens and designed landscapes from

		significant negative environmental impacts. However, redevelopment of this site would likely alter the appearance of the designed landscape, as it will be more developed. As such, this option is likely to have significant positive environmental impacts.	inappropriate development as well as their character and setting within the wider landscape.
	Archaeological Sites/Areas	The site in question hosts a number of areas of archaeological importance. These are spread across the site. The development of Loudoun Castle Estate could have significant negative impacts on these sites/areas, resulting in their loss.	Where the site is deemed to be of archaeological interest, an archaeological survey will be required at the application stage, prior to any development taking place on site. A policy framework should be incorporated into LDP2, which seeks to protect and enhance archaeological sites/areas.
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	This option is unlikely to have significant positive or negative impacts on air. By not allocating Loudoun Castle Estate as a development opportunity site within LDP2, it is unlikely to be developed, and as such will not result in any positive or negative environmental impacts in terms of health. The impacts are therefore considered to be neutral.	None.
	Population	As outlined above, with regards to population.	None.
	Material Assets	As outlined above, with regards to material assets.	None.
Short, Medium or Long Term Impact?		There are likely to be long term significant positive and negative environmental impacts as a result of this alternative option.	
Cumulative/Synergetic Impacts?		There are likely to be significant negative cumulative and synergistic environmental impacts as a result of this option, particularly in terms of continued ruination.	

CHAPTER 9: PLANNING FOR CLIMATE CHANGE

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 24: Low Carbon Places (NERD)

Preferred Option: Replace policy ENV14 with a new policy which will require proposed developments to deliver higher sustainability standards above and beyond normal practice (including but not limited to BRREAM standards and Passivhaus) in East Ayrshire. The policy wording will be reflective of the forthcoming changes to “Sustainable Standards for Buildings Standards in Scotland” and the context and policy direction of the next National Planning Framework.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This option also supports the development of low carbon buildings and solutions. This is considered to have neutral environmental impacts on landscape and geology with no significant positive or negative impacts.	Any development should be carefully designed to mitigate negative impacts on the landscape character of the area.
	Biodiversity, Flora and Fauna	The promotion of building adaptation and utilisation of low carbon building solutions is not considered to have any significant positive or negative impacts on biodiversity, flora or fauna. The impacts are therefore considered to be neutral.	Ensure that the developments will have no detrimental impacts which will result in the loss or fragmentation of habitats, or indeed, green network within or outwith urban environments.
	Climate	<p>The retention of Policy ENV 14, while promoting higher sustainability standards will contribute to the promotion of developments which helps to reduce East Ayrshire’s carbon footprint, helping to meet carbon savings targets for Scotland.</p> <p>The NERD project should result in significant positive environmental impacts by developing, researching and supporting the transition of Cumnock to a low carbon society. The vision and aims of the project will improve the natural resources of East Ayrshire with the reduction of greenhouse gas emissions.</p>	<p>Ensure that the LDP2 contains a robust policy framework which addresses the standards for low and zero carbon buildings, which is in accordance with the Scottish Government’s plans to move towards a low carbon economy.</p> <p>Ensure that the principles of sustainability are met and that new all new developments incorporate zero or low carbon materials, construction practices, solutions and renewable sources of energy.</p>
Natural Resources	Soil	The option is likely to lead to the protection of important soil resources through the adherence of principles of sustainability and also by assisting in the reduction of the impacts of climate change. The option is likely to have significant positive impacts in this regard.	Any development should be carefully designed to mitigate negative impacts on soil or other natural resources.
	Air	The promotion of low carbon solutions is likely to have significant positive environmental impacts as it will contribute to the reduction of the impacts of, and contribution to, climate change.	None.
	Water	The promotion of a low carbon solutions policy framework within LDP2 will ensure that principles of sustainability are met, which will help to enhance the water environment and water quality, especially if this will lead to a reduction of the impacts of climate change.	None.
Historic Environment	Listed Buildings	This option is likely to have a significant positive environmental impact on listed buildings, as it will result in the protection and further retention of listed buildings, safeguarding their future through the utilisation of low carbon solutions.	None.
	Conservation Areas	As outlined above, with regards to Conservation Areas.	None.
	Gardens and designed landscapes	This option is unlikely to have any significant impact on Gardens and Designed Landscapes.	N/A
	Archaeological Sites/Areas	This option is unlikely to have any significant impact on archaeological sites.	N/A
	Scheduled Monuments	This option is unlikely to have any significant impact on any Scheduled Monuments.	N/A

	Historic Battlefields	This option is unlikely to have any significant impact on Historic Battlefields.	N/A
Social Environment	Health	The promotion of low carbon solutions will have significant positive environmental impacts on human health.	None.
	Population	As above, in terms of population.	None.
	Material Assets	As above, in terms of material assets.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the long terms as a result of this option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive environmental impacts as a result of this objective if all, or the majority of new development proposals are located in sustainable locations as well as promote and utilise low carbon solutions.	

Alternative Option 1: Retain the existing policy ENV 14 and update in line with forthcoming changes to Building Standards Regulations and reflect the context and future aspirations of the next National Planning Framework.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This option also supports the development of low carbon buildings and solutions. This is considered to have neutral environmental impacts on landscape and geology with no significant positive or negative impacts.	Any development should be carefully designed to mitigate negative impacts on the landscape character of the area.
	Biodiversity, Flora and Fauna	The promotion of building adaptation and utilisation of low carbon building solutions is not considered to have any significant positive or negative impacts on biodiversity, flora or fauna. The impacts are therefore considered to be neutral.	Ensure that the developments will have no detrimental impacts which will result in the loss or fragmentation of habitats, or indeed, green network within or outwith urban environments.
	Climate	The retention of Policy ENV 14 will contribute to the promotion of developments which helps to reduce East Ayrshire's carbon footprint, helping to meet carbon savings targets for Scotland.	Ensure that the LDP2 contains a robust policy framework which addresses the standards for low and zero carbon buildings, which is in accordance with the Scottish Government's plans to move towards a low carbon economy. Ensure that the principles of sustainability are met and that new all new developments incorporate zero or low carbon materials, construction practices, solutions and renewable sources of energy.
Natural Resources	Soil	This option also supports the development of low carbon buildings and solutions. This is considered to have neutral environmental impacts on soil, with no significant positive or negative impacts.	Any development should be carefully designed to mitigate negative impacts on soil or other natural resources.
	Air	The promotion of low carbon solutions is likely to have significant positive environmental impacts as it will contribute to the reduction of the impacts of, and contribution to, climate change. This option will reduce greenhouse gas emissions, which will in turn have a positive impact on air quality.	None.
	Water	This option also supports the development of low carbon buildings and solutions. This is considered to have neutral environmental impacts on the water environment, with no significant positive or negative impacts.	Any development should be carefully designed to mitigate negative impacts on the water environment or other natural resources.
Historic Environment	Listed Buildings	Policy ENV 14 (as currently contained within the EALDP 2017), although concerned with the promotion and requirement for low and zero carbon buildings, does not include the requirement for these solutions to be implemented within change of use applications, conversions or extensions. As such, this option is considered to have neutral environmental impacts on listed buildings.	None.
	Conservation Areas	As outlined above, with regards to Conservation Areas – Neutral	None.
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A
	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monuments	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A

Social Environment	Health	Although Policy ENV 14 is limited in terms of its scope, the continued promotion of low carbon solutions, will also have significant positive environmental impacts on human health by lessening the impacts of climate change.	None.
	Population	Although Policy ENV 14 (as it is currently contained within the EALDP 2017), is limited in terms of its scope, the continued promotion of low carbon solutions, will also have significant positive environmental impacts on population.	None.
	Material Assets	Although Policy ENV 14 (as it is currently contained within the EALDP 2017), is limited in terms of its scope, the continued promotion of low carbon solutions, will also have significant positive environmental impacts on material assets.	None.
Short, Medium or Long Term Impact?		There are likely to be neutral and significant positive impacts in the long terms as a result of this option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive cumulative environmental impacts as a result of this objective if all, or the majority of new development proposals are located in sustainable locations as well as promote and utilise low carbon solutions.	

Alternative Option 2: There should be two separate policies in LDP2. Retain existing policy ENV 14 and update with current legislation and one policy which broadly supports the development and aspirations of the NERD project.

Both policies will reflect the changes to Buildings Standards Regulations and the context and aspirations of the next National Planning Framework.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The promotion of building adaptation and utilisation of low carbon building solutions is not considered to have any significant positive or negative impacts on landscape and geology. The impacts are therefore considered to be neutral.	Any development should be carefully designed to mitigate negative impacts on the landscape character of the area. Screening and planting may mitigate against the loss of character that the NERD building will have on its surroundings.
	Biodiversity, Flora and Fauna	The promotion of building adaptation and utilisation of low carbon building solutions is not considered to have any significant positive or negative impacts on biodiversity, flora or fauna. The impacts are therefore considered to be neutral.	Ensure that the development site will have no detrimental impacts which will result in the loss or fragmentation of habitats, or indeed, green network.
	Climate	This option, therefore contributes to the promotion of developments which helps to reduce East Ayrshire's carbon footprint, helping to meet carbon savings targets for Scotland.	Ensure that the LDP2 contains a robust policy framework which addresses the standards for low and zero carbon buildings, which is in accordance with the Scottish Government's plans to move towards a low carbon economy. Ensure that the principles of sustainability are met and that new all new developments incorporate zero or low carbon materials, construction practices, solutions and renewable sources of energy.
Natural Resources	Soil	This option is likely to lead to the protection of important soil resources through the adherence of principles of sustainability and also by assisting in the reduction of the impacts of climate change. The option is likely to have significant positive impacts in this regard.	None.
	Air	The promotion of low carbon solutions is likely to have significant positive environmental impacts as it will contribute to the reduction of the impacts of, and contribution to, climate change.	None.
	Water	The promotion of a low carbon solutions policy framework within LDP2 will ensure that principles of sustainability are met, which will help to enhance the water environment and water quality, especially if this will lead to a reduction of the impacts of climate change.	None.
Historic Environment	Listed Buildings	This option is likely to have a significant positive environmental impact on listed buildings, as it will result in the protection and further retention of listed buildings, safeguarding their future through the utilisation of low carbon solutions.	None.
	Conservation Areas	As outlined above, with regards to Conservation Areas.	None.
	Gardens and designed landscapes	This option is unlikely to have any significant impact on Gardens and Designed Landscapes.	N/A
	Archaeological Sites/Areas	This option is unlikely to have any significant impact on archaeological sites or areas of archaeological importance.	N/A
	Scheduled Monuments	This option is unlikely to have any significant impact on any Scheduled Monuments.	N/A

	Historic Battlefields	This option is unlikely to have any significant impact on Historic Battlefields.	N/A
Social Environment	Health	The promotion of low carbon solutions outwith the NERD project, will also have significant positive environmental impacts on human health.	None.
	Population	The promotion of low carbon solutions outwith the NERD project, will also have significant positive environmental impacts on population.	None.
	Material Assets	The option will improve the natural resources of East Ayrshire with the reduction of greenhouse gases. The promotion of low carbon solutions outwith the NERD project, will also have significant positive environmental impacts on the material assets of East Ayrshire.	None.
Short, Medium or Long Term Impact?		There are likely to be significant positive impacts in the long terms as a result of this option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive environmental impacts as a result of this objective if all, or the majority of new development proposals are located in sustainable locations as well as promote and utilise low carbon solutions.	

Main Issue 25: Renewable Energy: Wind

Preferred Option: A new spatial approach is taken to wind energy. This will: (i) Retain current constraints approach; identifying areas with “potential for development” that are at a strategic level free from significant non-landscape constraints;

(ii) Combine this with a new landscape sensitivity mapping approach, identifying areas with high, medium or low sensitivity to new wind energy development, taking account of the level of development already consented. By giving guidance on the sensitivity of the landscape to new wind energy development the Plan will give a greater steer as to the areas where new wind farm development will not be acceptable. Where the landscape has a high sensitivity to new wind farm development, any proposal will be unlikely to be supported. Where sensitivity is low, and other assessment criteria can be met, proposals are likely to be supported; and

Applications for repowering, where the scale of the development is to be increased, will be assessed in the same way as new proposals.

The preferred approach recognises that in the determination of any wind energy application, landscape impact is a key consideration. Landscape must therefore be considered, spatially, in the development plan if wind energy development is to be plan-led.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The preferred option supports wind energy developments in non-landscape constrained locations, safeguarded sensitive landscape areas. This will, therefore have significant positive environmental implications, in terms of landscape character and geological features. However, by the very nature of wind turbines and farms, any scale of wind development would be considered to have significant negative environmental impacts on the landscape character. Therefore, the overall impact of this Alternative Option 2 is likely to have both significant positive and negative environmental impacts.	The criterion should also ensure that important geological resources are avoided. Landscape impact will be a key consideration.
	Biodiversity, Flora and Fauna	The preferred option retains the current constraints mapping approach (as set out in EALDP 2017) which excludes Natura 2000 sites, SSSI's and directs large scale windfarm development away from sites of local nature conservation interest, such as wildlife sites and local nature reserves. As these important natural resources are protected, the alternative option is likely to have significant positive environmental impacts.	None.
	Climate	The preferred option retains the current constraints mapping approach (as set out in EALDP 2017) and will also direct windfarm development away from sensitive landscape areas: sites of local nature conservation interest, such as habitat networks and areas of raised bog, blanket bog, other organic soils and specifically excludes woodland/groups of trees (ancient and semi-natural woodland), therefore having significant positive environmental impacts.	None.
Natural Resources	Soil	The preferred option retains the current constraints mapping approach (as set out in the EALDP 2017) and will also direct large scale windfarm development away from sites of local nature conservation interest, such as of raised bog, blanket bog, other organic soils and will exclude prime quality or locally important agricultural land from the area of search. The preferred approach is likely to have significant positive environmental impacts.	None.
	Air	The preferred option retains the current constraints mapping approach (adopted in the EALDP 2017) which still accepts wind energy development within non-landscape constrained areas. The preferred option is likely to have significant positive environmental impacts on air as windfarms are considered to be clean technology.	None.
	Water	There is the potential for further windfarm development, depending on the precise location, to have an impact on the water environment or lead to the degradation of water bodies. Should this be the case then there are likely to be significant negative environmental impacts.	The criterion should also ensure that there are no detrimental impacts to the water environment and that there is no degradation of water bodies.

Historic Environment	Listed Buildings	The preferred option retains the current constraints mapping approach (as set out in the EALDP 2017) which includes listed buildings, thus having a significant positive environmental impact.	None.
	Conservation Areas	The preferred option will not include any conservation areas, therefore it is unlikely that any significant environmental impacts will be experienced.	None.
	Gardens and designed landscapes	The preferred option retains the current constraints mapping approach (as set out in the EALDP 2017) which still accepts wind energy development within non-landscape constrained areas, thus excluding garden and designed landscapes. This will therefore have significant positive environmental impacts.	None.
	Archaeological Sites/Areas	The preferred option will also exclude archaeological sites/areas (considered to be a constraint); thus having a significant positive environmental impact.	None.
	Scheduled Monuments	The preferred option will also exclude scheduled monuments (considered to be a constraint); thus having a significant positive environmental impact.	None.
	Historic Battlefields	The preferred option will also exclude historic battlefields (considered to be a constraint); thus having a significant positive environmental impact.	None.
Social Environment	Health	The preferred is likely to have significant positive environmental impacts on health. The use and promotion of renewable energy will result in less emissions, thus having a significant positive environmental impact. This option will also minimise any detrimental impacts that renewable wind energy developments could have on human health such as noise and light pollution alongside its visual impacts, thus having a significant positive environmental impact.	None.
	Population	Renewable energy developments are likely to provide new employment opportunities within deprived rural areas. Thus, having significant positive impacts on population.	None.
	Material Assets	By embracing renewable energy developments, this option is likely to have a significant positive environmental impact on material assets.	None.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long term significant positive and negative environmental impacts as a result of preferred option.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive cumulative and synergistic environmental impacts as a result of the preferred option.	

Alternative Option 2: LDP2 will not support large scale wind energy development in East Ayrshire. This is on the basis of the level of development that has so far been constructed, consented and proposed. The upland area has been developed to capacity. Large scale will be defined in the Plan. This option would still allow for smaller scale wind energy development, for example turbines associated with industrial areas or small farm scale single turbines.

Given the significant level of development that has taken place in East Ayrshire and that has been approved and proposed, and the visible impact this has had and will continue to have on East Ayrshires landscape, countryside and communities, LDP2 will not support further wind energy development in East Ayrshire. The level of wind farms already constructed, consented and proposed is the maximum level of wind energy development that East Ayrshire can accommodate.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Alternative Option 2 will not support any large scale wind energy developments, as East Ayrshire is widely developed, this will safeguard upland areas from additional wind development further altering the landscape character of East Ayrshire. This will therefore have significant positive environmental implications in terms of landscape character and geological features. However, by the very nature of wind turbines and farms, any scale of wind development would be considered to have significant positive and negative environmental impacts.	The LDP2 criterion should also ensure important geological resources are avoided.
	Biodiversity, Flora and Fauna	Alternative Option 2 will not support further wind energy development in East Ayrshire. As such, this option will protect and retain safeguarded sites such as SSSI's, SAC, LNCS, LNRs and Natura 2000 sites from any further implications as a result of any additional wind farm developments. As these important natural resources will be protected, this alternative option is likely to have significant positive environmental impacts on biodiversity, flora and fauna.	None.
	Climate	As further wind energy development in East Ayrshire will not be supported, important sites such as raised bogs, blanket bogs, organic soils and woodlands will not be at risk.	None.
Natural Resources	Soil	As further wind energy development in East Ayrshire will not be supported, important areas such as raised and intermediate bogs, blanket bogs, other organic soils, woodland, as well as prime quality or locally important agricultural land will not be at risk.	None.
	Air	Wind energy is considered to be clean technology, as such, it is not considered that the prevention of further wind energy development in East Ayrshire would have a significant negative or positive impact on air quality. The impacts are considered to be neutral.	None.
	Water	Wind energy developments can have significant negative impacts on the water environment, potentially leading to the degradation of water bodies. As this option would not support further windfarm development, the water environment will not be at risk.	None.
Historic Environment	Listed Buildings	As further wind energy development in East Ayrshire will not be supported, there will be no significant positive or negative impacts on listed buildings. The impacts are therefore considered to be neutral.	None.
	Conservation Areas	As outlined above with regards to Conservation Areas.	None.
	Gardens and designed landscapes	As outlined above with regards to Gardens and Designed Landscapes.	None.
	Archaeological Sites/Areas	As outlined above with regards to Archaeological Sites/Areas	None.
	Scheduled Monument	As outlined above with regards to Scheduled Monuments.	None.
	Historic Battlefield	As outlined above with regards to Historic Battlefields.	None.
Social Environment	Health	Alternative Option 2 will prevent communities, particularly rural communities, from being further affected by additional wind energy developments in terms of noise and light pollution. This will therefore have neutral environmental impacts on human health.	None.
	Population	As outlined above.	None.
	Material Assets	It is not considered that the prevention of further wind energy development in East Ayrshire would have a significant positive or adverse impacts on material assets (open space, core paths, rights of way and infrastructure). There could be some impact s as a result of small scale wind-development, however, this is not considered to be significant. In overall terms, the impacts are therefore considered to be neutral.	None.
Short, Medium or Long Term Impact?		There are likely to be long terms significant positive and negative impacts as a result of Alternative Option 2.	
Cumulative/Synergetic Impacts?		There are likely to be significant positive and negative cumulative impacts as a result of Alternative Option 2.	

Main Issue 26: Renewable Energy: Heat

Preferred Option: Review policy RES 2 to promote renewable heat generation; Support the installation of a diverse range of renewable heat technologies (such as air source and ground source heat pumps, solar PV, biomass, combined heat and power (SHP)) systems and low carbon or renewable heat sources (e.g. heat from waste, geothermal, heat from rivers) within all scales of development. In addition, the policy will support the connection and installation of district heating networks where appropriate and will encourage proposed developments to include infrastructure for future connections to a district heat network.

The policy wording will also be reflective of the context and the future aspirations contained within the next National Planning Framework.

The Renewable Energy Assessment Criteria (Schedule 1 of EALDP) will be reviewed to ensure that more renewable heat generation proposals can come forward.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	This preferred option supports the development and utilisation of a diverse range of renewable heat technologies, including heat networks. These technologies are likely to be located within urban areas, however there is the possibility of development taking place in rural areas where there could be some visual impact, in terms of landscape. The impacts are unknown at this stage and until any detailed proposals emerge.	Any developments associated with this should be carefully designed to mitigate negative impacts on the landscape character of the area.
	Biodiversity, Flora and Fauna	The impacts, in terms of biodiversity, flora and fauna are unknown at this stage until any detailed proposals emerge.	Ensure that the developments will have no detrimental impacts which will result in the loss or fragmentation of habitats, or indeed, green network within or outwith urban environments.
	Climate	The installation of a diverse range of renewable heat technologies will have a significant positive impact on climatic factors. This will promote higher sustainability standards, and will contribute to the reduction of East Ayrshire's carbon footprint, helping to meet carbon savings targets for Scotland. This will ensure that buildings require less heat and electricity, through cohesive heat networks.	Ensure that the LDP2 contains a robust policy framework which addresses the standards for and expectations of renewable heat technologies, which is in accordance with the Scottish Government's plans to move towards a low carbon economy.
Natural Resources	Soil	By promoting and encouraging a transition to a low carbon economy, the preferred option will improve the natural resources of East Ayrshire with the reduction of greenhouse gas emissions. This options is likely to lead to the protection of important soil resources through the adherence of principles of sustainability and also by assisting in the reduction of the impacts of climate change. The option is likely to have significant positive impacts in this regard.	Any development should be carefully designed to mitigate negative impacts on soil or other natural resources.
	Air	The promotion of low carbon solutions by way of the installation of a diverse range of renewable heat technologies is likely to have significant positive environmental impacts as it will contribute to the reduction of the impacts of, and contribution to, climate change, in turn reducing greenhouse gas emissions and improving air quality. .	None.
	Water	This preferred option supports the development and utilisation of a diverse range of renewable heat technologies, including heat networks. As there is no information at this stage, in terms of potential locations, the impact is unknown.	Any developments should be carefully designed to mitigate negative impacts on the water environment.
Historic Environment	Listed Buildings	Screened out at Stage 1 Assessment.	
	Conservation Areas	Screened out at Stage 1 Assessment.	
	Gardens and designed landscapes	Screened out at Stage 1 Assessment.	N/A

	Archaeological Sites/Areas	Screened out at Stage 1 Assessment.	N/A
	Scheduled Monument	Screened out at Stage 1 Assessment.	N/A
	Historic Battlefield	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Renewable and non-renewable heat generation developments, depending on location, could have significant negative environmental impacts on the landscape especially if they are located in the rural area. Dependent on the size of the proposals, this could impact on the visual amenity of an area. However, unless the location of the proposed development is known, then it is not possible to predict with any certainty, if there will be positive or negative impacts on the social environment. Impact is therefore unknown at this stage.	Development should not introduce excessive noise, light, dust or odours which may adversely impact on human health.
	Population	Screened out at Stage 1 Assessment.	N/A
	Material Assets	Screened out at Stage 1 Assessment.	N/A
Short, Medium or Long Term Impact?		Depending on the location of the developments and the type of development being proposed, it is difficult to predict what the short, medium and long term impacts will be.	
Cumulative/Synergetic Impacts?		There may be cumulative or synergistic impacts as a result of this development, however, this is difficult to predict as a specific location has not yet been determined.	

Alternative Option: Retain the existing heat generation policy of the LDP (Policy RE 2) and reflect the context and future aspirations within the next National Planning Framework.			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Renewable and non-renewable heat generation developments, depending on location, could have significant negative environmental impacts on the landscape especially if they are located in the rural area. Dependent on the size of the proposals, this could impact on the visual amenity of an area. However, unless the location of the proposed development is known, then it is not possible to predict with any certainty, if there will be positive or negative impacts on landscape or geology.	New development should be located appropriately and should not have negative impacts on the visual amenity of an area. Cumulative impacts on the landscape should be avoided.
	Biodiversity, Flora and Fauna	Renewable and non-renewable heat generation developments, depending on location, could have significant negative environmental impacts on biodiversity, flora and fauna especially if they are located in the rural area. However unless the location of the proposed development is known, then it is not possible to predict with any certainty, if there will be positive or negative impacts on natural features and resources.	Development should avoid any areas of European, national or local protected sites. It should also not adversely impact on habitats or connections to habitats.
	Climate	As outlined above with regards to climate.	Development should not adversely impact on climate and should instead reduce greenhouse gas emissions.
Natural Resources	Soil	As outlined above with regards to soil.	Development should not result in the loss or disturbance of prime quality agricultural land or areas of peat.
	Air	As outlined above with regards to air.	Development should not adversely impact on air quality.
	Water	As outlined above with regards to water.	Development should not adversely impact on or lead to the degradation of any water bodies.
Historic Environment	Listed Buildings	Renewable and non-renewable heat generation developments, depending on location, could have significant negative environmental impacts on the landscape especially if they are located in the rural area. Dependent on the size of the proposals, this could impact on the visual amenity of an area. However unless the location of the proposed development is known, then it is not possible to predict with any certainty, if there will be positive or negative impacts on the historic environment.	Development should not adversely affect listed buildings or the setting of a listed building. Appropriate screening measures should be in place to protect the listed building or its setting.
	Conservation Areas	As outlined above, with regards to Conservation Areas.	Development should not adversely affect conservation areas or their appearance.
	Gardens and designed landscapes	As outlined above, with regards to Gardens and Designed Landscapes.	Development should not adversely impact on gardens and designed landscapes and their setting.
	Archaeological Sites/Areas	As outlined above, with regards to Archaeological Sites/Areas.	Development should not adversely impact on archaeological sites or areas.
	Scheduled Monuments	As outlined above, with regards to Scheduled Monuments.	Development should not adversely impact on Scheduled Monuments.
	Historic Battlefields	As outlined above, with regards to Historic Battlefields.	Development should not adversely impact on Historic Battlefields.

Social Environment	Health	Renewable and non-renewable heat generation developments, depending on location, could have significant negative environmental impacts on the landscape especially if they are located in the rural area. Dependent on the size of the proposals, this could impact on the visual amenity of an area. However unless the location of the proposed development is known, then it is not possible to predict with any certainty, if there will be positive or negative impacts on the social environment.	Development should not introduce excessive noise, light, dust or odours which may adversely impact on human health.
	Population	Screened out at Stage 1 Assessment.	N/A
	Material Assets	Screened out at Stage 1 Assessment.	N/A
Short, Medium or Long Term Impact?		Depending on the location of the development and the type of development being proposed, it is difficult to predict what the short, medium and long term impacts will be.	
Cumulative/Synergetic Impacts?		There may be cumulative or synergistic impacts as a result of this development, however, this is difficult to predict as a specific location has not yet been determined.	

Main Issue 27: Addressing Flooding in East Ayrshire

Preferred Option: Review LDP policy in relation to flood prevention. A new policy framework will take into account the Climate Change (Scotland) Act 2009 and amendments in relation to targets for the reduction of greenhouse gas emissions, and Strategic and Local Flood Risk Management Plans in supporting the identification of solutions that could assist in alleviating flood risk in East Ayrshire and, in identifying any new development opportunity sites.

In addition to the policy framework for flood prevention, LDP2 will take a proactive approach to finding solutions to areas where flood risk is limiting development. The Planning Service will work proactively with SEPA and other stakeholders to look at ways in which flood risk can be reduced, through design, flood prevention measures and natural flood management projects.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	Flooding has the potential to alter and damage landscape. By taking into consideration the Climate Change (Scotland) Act 2009 and amendments and supporting the identification of solutions which could assist in alleviating flood risk in East Ayrshire, alongside new development opportunity sites this main issue should mitigate against any significant negative impacts that flooding could have on East Ayrshire's landscape. It is therefore considered to have significant positive environmental impacts.	None.
	Biodiversity, Flora and Fauna	Flooding can have a significant adverse impact on important areas of biodiversity as well as on flora and fauna. By identifying development opportunity sites and solutions for flood alleviation this preferred option is likely to have significant positive environmental impacts.	Where appropriate and necessary, habitats should be restored. Ensure that identified solutions do not adversely impact on protected and importance biodiversity habitats and species.
	Climate	By ensuring that development takes place within appropriate locations, adopts and utilises appropriate methods of alleviation and by providing a policy framework which supports the implementation of flood study work, this preferred option is anticipated to have a significant positive impact on climate.	Development will not be supported where it will result in detrimental or increased flooding implications.
Natural Resources	Soil	Soil acts as a natural store and filter for rainfall and ensuring degradation of soils is limited, and improving soils where possible, means their ability to limit surface water runoff and help filter chemicals can aid in reducing flooding, which can further damage soils and cause erosion and outwash. The preferred option is likely to have a significant positive impact on soils. Having a framework in place which seeks to manage flood risk, flood storage and capacity will protect important soil resources from flooding, erosion and contamination.	Soils should be improved where possible.
	Air	Screened out at Stage 1 Assessment	N/A
	Water	This preferred option is likely to have significant positive impacts as it seeks to mitigate and alleviate flood risk, as it is mapped by SEPA (2018). This will allow LDP2 to adopt a policy framework which will help to manage floor risk and mitigate against damage. By alleviating flood risk through the identification of solutions this will have a significant positive impact on the quality of the water environment.	None.
Historic Environment	Listed Buildings	A significant portion of East Ayrshire's historic built landscape designations are located in close proximity to main rivers and as such are at risk of flooding which would have a detrimental impact on the historic fabric of the Authority. This approach should have a significant positive environmental impact on listed buildings as it aims to identify solutions for mitigation, alleviation and protection.	None.
	Conservation Areas	A significant number of East Ayrshire's conservation areas are located within close proximity to a main river, this includes conservation areas in: Kilmaurs, Kilmarnock, Galston, Newmilns, Darvel, Catrine, Sorn, Ochiltree, Cumnock, Lugar, Dalrymple and Stair. As such, the flood risk from the water environment poses significant challenges to Conservation Areas within East Ayrshire. This approach should have a significant positive environmental impact on conservation areas as it aims to identify solutions for mitigation, alleviation and protection.	None.

	Gardens and designed landscapes	As outlined above, a significant portion of historic gardens and designed landscapes are either located in close proximity to main rivers, or incorporate main rivers within their extents, most notably Dean Castle Country Park, Dumfries House and Lanfine Estate. This approach should have a significant positive environmental impact on gardens and designed landscapes as it aims to identify solutions for mitigation, alleviation and protection.	None.
	Archaeological Sites/Areas	The exact impacts of this preferred option on archaeological sites/areas is uncertain.	The policy framework should protect, where necessary, archaeological sites/areas.
	Scheduled Monuments	The exact impacts of this preferred option on Scheduled Monuments is uncertain.	The policy framework should protect, where necessary, Scheduled Monuments.
	Historic Battlefields	The exact impacts of this preferred option on Historic battlefields is uncertain.	Historic Battlefields should be protected, where necessary, from opportunity sites identified.
Social Environment	Health	Screened out at Stage 1 Assessment.	N/A
	Population	Screened out at Stage 1 Assessment.	N/A
	Material Assets	By supporting a proactive approach to flood risk by adopting a policy framework, flood study, land allocations and the identification of solutions which will alleviate flood risk the preferred option will protect material assets from flooding where applicable, this resulting in a significant positive environmental impacts. The preferred option is therefore likely to have significant positive impacts, in terms of, protecting the built and natural materials assets of East Ayrshire, such as greenspaces, natural flood management processes, path networks and agricultural land. However, it is noted that there is potential for developments, proposals, schemes and aims to exacerbate or have knock-on implications further downstream.	Proposed solutions should consider implications for the whole river basin catchment area. It should be ensured that developments integrate appropriate Sustainable Urban Drainage Systems (SUDS) as well as maintaining and improving greenfield runoff.
Short, Medium or Long Term Impact?		There are likely to be short, medium and long term significant positive and negative environmental impacts as a result of the preferred option.	
Cumulative/Synergetic Impacts?		There are likely to be significant cumulative and synergistic positive environmental impacts as a result of the preferred option. It is noted that there is potential for developments, proposals, schemes and aims to exacerbate or have knock-on implications further downstream, these should be considered throughout the decision-making process.	

Main Issue 28: Minerals

Preferred Option: All spatial elements of the Minerals Plan will be fully reviewed to ensure those elements that remain relevant and valuable are contained within LDP2. In particular:

- The minerals opportunity sites will be fully reviewed. Where sites continue to represent appropriate and realistic development opportunities, they will be incorporated into the spatial strategy of LDP2. Where sites have been successfully restored and future development is not desirable, the sites will be omitted.
- The strategic woodland creation area will be reviewed in line with the advancement of the pilot project with Scottish Forestry and other stakeholders. The key principles contained in the planning guidance, to be produced as a result of this pilot project, will where appropriate be carried forward into LDP2 to guide woodland creation in a sustainable manner.
- If approved by Heritage Lottery Fund (HLF), the Coalfields Communities Landscape Partnership will be carried forward into LDP2, with the boundary, aims and projects updated to reflect the HLF approved project.
- An area of search for coal will not be included within LDP2, reflecting the changing nature of the energy industry and the limited subsequent demand for coal extraction.

In relation to the policies of the Minerals Plan, all policies will be reviewed to ensure there is no duplication within the Plan. Where issues remain that are specific to minerals extraction, the Plan will contain minerals-specific policies.

	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	The preferred option is likely to have both significant positive and negative environmental impacts on the landscape as it is concerned with the integration of the MLDP spatial strategy into the LDP2, which will include minerals opportunity sites and strategic woodland creation. The promotion and encouragement of woodland creation within the spatial strategy could have significant positive impacts on the landscape of East Ayrshire through additional strategic woodland areas. However, given the nature of minerals extraction, continued use and extraction of minerals will have a significant negative impact on the landscape.	There is potential for this preferred option to have significant positive impacts on the natural features of East Ayrshire, making improvements to minerals sites and contributing towards the creation of additional strategic woodland areas.
	Biodiversity, Flora and Fauna	There is potential for this preferred option to have significant positive environmental impacts on biodiversity by contributing towards the creation of additional strategic woodland areas. However, due to the nature of minerals extraction, any future extraction is likely to have negative impacts.	It should be ensured that all mineral developments do not cause or lead to the fragmentation of existing habitats or species. LDP2 should protect wildlife from disturbance, injury and intentional destruction.
	Climate	The option is likely to have a significant positive impact as it relates to a small number of existing operational sites, as identified within the MLDP, reflective of the current operational climate. The designation of these opportunity sites has taken into consideration constraints, such as Natura 2000 sites and carbon rich soils, deep peat and priority peatland habitat, directing any future minerals extraction from these sensitive areas. However, due to the nature of minerals extraction, any future extraction continued use and extraction of minerals is likely to have negative impacts, in terms of climate.	Areas of raised bog, blanket bog, other organic soils as well as prime quality agricultural land should be protected from minerals extraction in accordance within the Policies of the MLDP (2020). Air quality should be monitored surrounding mineral extraction sites.
Natural Resources	Soil	As outlined above with regards to soil.	The assessment of environmental impacts on soil should be carried out at a site specific level.
	Air	The integration of the MLDP spatial strategy and policy framework will in itself have no significant positive or negative impacts on air quality. However, the extraction of minerals other than coal could have a significant negative environmental impact due to the nature of minerals extraction.	The assessment of environmental impacts of air should be carried out at a site specific level.
	Water	LDP2 will contain a policy framework to protect water bodies and ground water. It is therefore likely that the option will have a neutral impact on the water environment.	Ensure that there is a robust and effective policy framework in place to protect water bodies and ground water and that mitigates flood risk.

Historic Environment	Listed Buildings	This preferred option proposes the integration/merging of the MLDP into LDP2. This will include the spatial strategy and policy framework. MLDP contains a policy (MIN ENV10) which is concerned with the protection and preservation of listed buildings, gardens and designed landscaped, scheduled monuments, historic battlefields and archaeological sites from pollution issues and other adverse impacts as a result of minerals extraction. As such, this should have a significant positive environmental impact on listed buildings.	Ensure that the policy framework that will be contained within LDP2 will be robust and effective in safeguarding listed buildings.
	Conservation Areas	This preferred option proposes the integration/merging of the MLDP into LDP2. This will include the spatial strategy and policy framework. MLDP contains a policy (MIN ENV10) which is concerned with the protection and preservation of listed buildings, gardens and designed landscaped, scheduled monuments, historic battlefields and archaeological sites from pollution issues and other adverse impacts as a result of minerals extraction. As such, this should have a significant positive environmental impact on listed buildings.	Ensure that the policy framework that will be contained within LDP2 will be robust and effective in safeguarding listed buildings and conservation areas.
	Gardens and designed landscapes	As outlined above, with regards to Gardens and Designed Landscapes.	Ensure that the policy framework that will be contained within LDP2 will be robust and effective in safeguarding gardens and designed landscapes.
	Archaeological Sites/Areas	As outlined above, with regards to Archaeological Sites/Areas.	Ensure that the policy framework that will be contained within LDP2 will be robust and effective in safeguarding gardens and designed landscapes.
	Scheduled Monuments	As outlined above, with regards to Scheduled Monuments.	Ensure that the policy framework that will be contained within LDP2 will be robust and effective in safeguarding gardens and designed landscapes.
	Historic Battlefields	Screened out at Stage 1 Assessment.	N/A
Social Environment	Health	Further minerals extraction within realistic development opportunity sites could have an impact on communities as the issue of noise may be prevalent, especially if there is more than one opencast coal site operating near a community. If this reaches an unacceptable standards, then there may be a significant negative environmental impact on health. However, the MLDP contains a policy which intends to safeguard these communities from detrimental impacts of soil extraction, should this protect local communities from noise pollution then it is likely to have a significant positive environmental impact.	It is anticipated that this option will have a significant impact on the social environment.
	Population	Continued mineral extraction within realistic opportunity sites could provide new employment opportunities to nearby settlements. If this is the case, then there are likely to be significant positive environmental impacts.	None.
	Material Assets	This option is likely to have both significant positive and negative environmental impacts in terms of material assets, such as core paths, woodland and green spaces as it considers the cumulative impacts of past and current, minerals extraction. This option will enable continued minerals extraction within currently identified sites and does not contain and area of search for additional sites. This will have a significant positive and negative impact in terms of material assets as it will limit extraction to where it is currently taking place. The option seeks to ensure a responsible and appropriate approach to extraction which will in turn avoid and minimise any impacts on material assets.	The assessment of environmental impacts on material assets should be carried out at a site specific level. However, extraction should avoid detrimentally impacts on material assets.
Short, Medium or Long Term Impact?		This option is likely to have significant positive and negative impacts in the short, medium and long term.	
Cumulative/Synergetic Impacts?		There are likely to be significant cumulative and synergistic positive environmental impacts as a result of the preferred option.	

CHAPTER 10: PRIORITIES, ISSUES & PROPOSALS

Key	Significant Positive	Significant Positive/Negative	Significant Negative	Neutral/Unknown
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Main Issue 29: Call for Priorities, Issues and Proposals

Preferred Option : <i>Call for Priorities, issues and Proposals</i>			
	Receptor	Analysis of the Significant Environmental Impact	Mitigation/enhancement
Natural Features	Landscape and Geology	<p>The allocation and adoption of additional sites put forward under the Call for Priorities, issues and proposal sites (2019/2020) is likely to have significant environmental impacts on landscape and geological features. The majority of the PIP sites proposed are located within the Ayrshire Lowlands classification. However, some are located within land classified as Lowland River Valleys, Upland River Valleys, Foothills and Upland Basin. The majority of the PIP sites put forward would constitute extensions to the settlement boundary and as such, it is not considered that these would have a significant negative impact on the landscape character of the area. However, there are sites which are located in more isolated and rural environments. These could have significant negative environmental impacts on landscape character and geological features.</p> <p>Collectively, if a number of these sites put forward are allocated and contained within the LDP2, consented and developed, it is considered that this will have a significant negative cumulative environmental impact on the landscape character of East Ayrshire.</p>	<p>Any development should be carefully designed to mitigate negative impacts on the landscape character of the area. As PIP sites are generally located on the edge of settlement boundaries, additional screening through planting should be incorporated into the design of any new development uses (such as residential) to help mitigate for the loss of character but also to enhance the new area so that it can be integrated into the wider landscape area in which it is found.</p> <p>Individual environmental assessment of each site to determine the impacts that this will have on the surrounding landscape character and geological features.</p>
	Biodiversity, Flora and Fauna	<p>The allocation and adoption of additional sites put forward under the Call for Priorities, issues and proposal sites (2019/2020) is likely to have significant environmental impacts on biodiversity, flora and fauna. The development of greenfield areas may result in the loss of trees, woodlands, field margins and hedges, all of which are important for biodiversity, flora and fauna. It is acknowledged that a number of the PIP sites are in close proximity to or incorporate Local Nature Conservation Sites which are provisional wildlife sites. The adoption and development of these sites in proximity could have significant negative environmental impacts on biodiversity, flora and fauna. However these should be avoided.</p>	<p>Sites identified within the Call for priorities, issues and proposals shall be individually assessed. If sites are deemed to have potentially significant negative impacts on biodiversity, flora and fauna then they shall not be brought forward or incorporated into the plan. LDP2 should incorporate a policy presumption against all development that will lead to the loss or damage of established trees, which can be applied at the planning application stage.</p>
	Climate	<p>As individual assessments have not yet been completed, the exact impacts of these sites on climate is uncertain. However, despite this, it is recognised that further development of additional sites for business, industry or housing identified through the call for sites is likely to have both significant positive and negative environmental impacts on climatic factors. Sites must be sustainably located to alleviate detrimental impacts on climate. The allocation of development opportunity sites may have a significant negative impact as a result of the</p>	<p>Development should be sustainably sited, sustainably constructed in terms of method and materials, in order to contribute to Scottish Government's climate change targets.</p> <p>It must be ensured that sites acceptably integrate into existing active travel networks or</p>

		proliferation of private car use and in turn greenhouse gas emissions. However, the sites will be required to be accessible and integrate into existing public transport networks and active travel networks. Integration into this network could have a significant positive impact on climate.	order to mitigate against climatic impacts of construction and the potential proliferation of private car use.
Natural Resources	Soil	The allocation and adoption of additional sites put forward under the Call for Priorities, issues and proposal sites (2019/2020) is likely to have significant environmental impacts on soil. It is acknowledged that a number of the PIP sites are in close proximity to or incorporate contaminated land, the removal/treatment of which would have a significant positive environmental impact. However, a number of the sites are also located within Prime Quality Agricultural Land which could result in the loss of this asset. Some are also located within Class 1, 2 and 5 peat locations which could have a significant negative environmental impact on the quality of these sites resulting in fragmentation. The adoption and development of these sites in proximity could have significant negative environmental impacts on biodiversity, flora and fauna. However these should be avoided. The exact environmental impacts are uncertain.	Individual environmental assessment of each site to determine the impacts that this will have on the soil. Should these impacts be detrimental on a site, then appropriate mitigation should be considered, adopted and integrated.
	Air	The allocation of additional PIP sites could have a significant negative impact as a result of the proliferation of private car use and in turn greenhouse gas emissions, detrimentally impacting on reduction targets set at National and International level. However, the sites will be required to be accessible and integrate into existing public transport networks and active travel networks. Integration into this network could have a significant positive impact on air quality.	Once sites are considered, adopted and incorporated into LDP2 and then developed, these sites should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual or cumulative basis.
	Water	The allocation and adoption of additional sites put forward under the Call for Priorities, issues and proposal sites (2019/2020) is likely to have significant environmental impacts on the water environment. The exact impacts are uncertain.	Individual environmental assessments of each sites shall be undertaken to determine the impacts that this will have on the water environment. LDP2 should incorporate a policy presumption against all development that will lead to the degradation of the water environment.
Historic Environment	Listed Buildings	As outlined above with regards to Listed buildings. Uncertain.	N/A
	Conservation Areas	As outlined above with regards to Conservation Areas	N/A
	Gardens and designed landscapes	As outlined above with regards to Gardens and designed landscapes.	N/A
	Archaeological Sites/Areas	As outlined above with regards to Archaeological sites/areas.	N/A
	Scheduled Monuments	As outlined above with regards to Scheduled monuments.	N/A
	Historic Battlefields	As outlined above with regards to historic battlefields.	N/A
Social Environment	Health	<p>As outlined above, most of the sites identified through the Call for Priorities, Issues and Proposals (PIP) are located on the outskirts of settlement boundaries, within greenfield sites. There is potential for these sites to be well integrated into existing active travel networks, for walking and cycling, as well as public transport networks. This will have a significant positive impact on health. Depending on the specific site and settlement, facilities and amenities should be within a walkable distance (including open spaces) which will have a significant positive environmental impact on health. Depending on the scale, or proposed use, of the PIP site, then there might be opportunity to integrate recreational facilities which would have a significant positive impact on human health.</p> <p>However, this option may give rise to increased light and noise pollution which might have a significant negative environmental impact on the amenity of nearby residents, and in turn, health. Although the site should be well integrated within</p>	<p>The development of these PIP sites safeguard the quantity and quality of existing open space and should be required to make contributions towards the improvement of existing open spaces.</p> <p>Ensure that public transport connections such as active travel networks, walking and cycling, are easily accessible from these new development sites with opportunity to integrate into these connections.</p>

		active and public transport mechanisms, increases in population and/or business and industry is likely to proliferate private car use, and in turn, increase greenhouse gas emissions, reducing local air quality. This would have a significant negative impact on health.	Where possible, new developments should integrate recreational facilities to enhance health. New developments should be monitored for any increases in air pollution which would lead to national air quality standards being breached on an individual or cumulative basis. Should these standards be breached then mitigation measures will need to be put in place in consultation with Environmental Health.
	Population	As outlined above, with regards to population. The addition of a number of PIP sites within LDP2 as site allocations for housing, business and industry will likely increase local population and will require infrastructure improvements. In order for sites to be considered acceptable, they will be required to be within a walking distance of existing amenities and public transport routes. This is likely to have a significant positive impact on population. However, their inclusion and subsequent development may give rise to increased light, noise and air pollution which would have a significant negative environmental impact on population. In overall terms, there will be significant positive and negative environmental impacts on population as a result of the allocation and subsequent development of additional PIP site allocations.	New developments should provide and integrate into a public transport route with bus stops to ensure that sustainable transport is integrated into the new development.
	Material Assets	The allocation of additional PIP sites for various uses within LDP2 will have a significant environmental impact on material assets. The increase of development, population and visitors will have a negative environmental impact on existing infrastructure capacity, particularly within locations which are already at maximum capacity (such as Stewarton and Mauchline). These additional sites and subsequent developments are likely to proliferate private car use, which will in turn, require improvements in the road network and parking provisions within settlements, having a negative impact on material assets. However, these developments will be required to integrate into existing public transport facilities as well as active travel networks, and as such will enhance and increase the provision of these routes (rights of way, cycling networks and core paths) within the settlement, potentially increasing overall connectivity of place. This will have a significant positive impact on material assets.	The collection of developer contributions will be required to make infrastructure improvements where necessary (such as the Bellfield Interchange), in order to meet the new capacity requirements. New developments should integrate, provide and enhance public transport networks with bus stops to ensure that sustainable transport is integrated into the new development. It should be ensured that new developments, particularly those residential in nature, provide and enhance areas of public open space and recreational facilities.
Short, Medium or Long Term Impact?		There are likely to be medium and long term environmental impacts as a result of the allocation and adoption of additional sites which have been put forward during the call for sites.	
Cumulative/Synergetic Impacts?		Collectively, if a number of these sites put forward are allocated and contained within the LDP2, consented and developed, it is considered that this will have a significant negative cumulative environmental impact on the landscape character of East Ayrshire.	