

**EAST AYRSHIRE COUNCIL**

**ALTERATION TO EAST AYRSHIRE LOCAL PLAN  
FINALISED DRAFT**

**SUSTAINABILITY APPRAISAL**

**BACKGROUND INFORMATION PAPERS**

**VOLUME 2**

**APPENDIX 13A: DETAILED SEA OF CORE AREA DEVELOPMENT SITES**

**APPENDIX 13B: DETAILED SEA OF IRVINE VALLEY CORRIDOR DEVELOPMENT SITES**



**BACKGROUND INFORMATION: APPENDIX 13A: SEA OF CORE AREA SETTLEMENT SITES**

**CROOKEDHOLM**

Ref. No.	Site Location	Site Suggested By
004(b)	Land to West of Grougar Road	Hope Homes Scotland, Watson Terrace, Drongan KA6 7AB
026	Land to West of Grougar Road	James Barr, 226 West George Street, Glasgow G2 2LN
061	Land to West of Grougar Road	James Barr, 226 West George Street, Glasgow G2 2LN
090(a)	Land to West of Crookedholm	Mr D.S.A Rennie, Ralstonhill Farm, Kilmarnock KA3 6HL
090(c)	Land to East and West of Grougar Road	Mr D.S.A Rennie, Ralstonhill Farm, Kilmarnock KA3 6HL
095(a)	Land to West of Grougar Road	Mr. Andrew Walters, Atkins, Clifton House, Clifton Place, Glasgow G3 7YY
155	Land at Ralstonyards Farm	Mr Wilson Barclay, Ralstonyards Farm, Kilmarnock KA3 6HW
CD044(a)	Land to East of Grougar Road	Duan Developments, per Carricks Darley Hay, 7 Alloway Place, Ayr KA7 2AE
CD069	Land at Main Road	Mr D Ferguson, per Architecture Designs and Development Solutions, 14A Beresford Terrace, Ayr KA7 2EG

<b>CD083</b>	<b>Land to West of Grougar Road</b>	<b>James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>CD141</b>	<b>Land to West of Grougar Road</b>	<b>Mr D Malcolmson, per Bryce Associates Ltd., 6 Newton Place, Glasgow G3 7PR</b>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
004(b), 026, 061 and CD083	+/-	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>	General neutral or negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>There is a pit shaft located midway along the western boundary of the site.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located midway along the western boundary of the site indicating that the area may have previously been undermined. Both positive and negative environmental impacts may therefore be experienced in this regard. The development would also result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of low landscape sensitivity to development and as part of a larger area identified as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>																	

	<p>It is considered that any sympathetic residential development of the site would be considered acceptable in terms of urban form, settlement pattern and identity, and positive environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental capacity impacts could therefore be experienced in this regard.</p>
<p><b>Mitigation Required</b></p>	<p>None</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
090(a)	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crookedholm.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would also result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crookedholm. In principle, the development of the area for residential purposes is not considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>													

	<p>The site is located to the west of, and directly adjacent to, the settlement boundary of Crookedholm. The site has no direct linkages with the existing residential area to the east and cannot be easily integrated with the existing settlement. Development of the area would also result in a significant degree of coalescence, both in physical and visual terms, between the settlement of Crookedholm and Kilmarnock. It is considered that residential development of this part of the site would not, therefore, be acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
090(c)	+	-	o	o	+	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would also result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land lying to the east of Grougar Road is identified within the Study's landscape capacity hierarchy as part of an area of low landscape sensitivity to development and as part of a larger area identified as an 'Area Most Suitable for Development'. The area of land lying to the west of Grougar Road is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Area with Potential' for development'. In principle, the development of the overall area for residential purposes is acceptable in landscape capacity terms and it is considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>With regard to that portion of the site lying to the east of Grougar Road, the site is physically isolated from the settlement boundary of Crookedholm and it is not considered possible to physically integrate the area with the existing settlement. Residential development of this part of the site would not, therefore, be acceptable or compatible in terms of urban form, settlement pattern and identity. With regard to that portion of the site lying to the west of</p>													

	<p>Grougar Road, the site is located to the north of, and directly adjacent to, the settlement boundary of Crookedholm. This part of the site has direct linkages with the existing residential area to the south and also to Grougar Road itself, allowing easy integration with the existing settlement. It is considered that residential development of this part of the site could, therefore, be acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the portion of the site located to the west of Grougar Road could be effected without damage or detriment to the area and without exceeding environmental capacity. The portion of the site lying to the east of Grougar Road is not considered to meet these criteria.</p>
<b>Mitigation Required</b>	Any development of the site should take place only on that portion of the site to the west of Grougar Road.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
095(a) and CD141	+/-	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>There is a pit shaft located midway along the western boundary of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located midway along the western boundary of the site indicating that the area may have previously been undermined. Both positive and negative environmental impacts may therefore be experienced in this regard. The development would also result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of low landscape sensitivity to development and as part of a larger area identified as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>It is considered that any sympathetic residential development of the site would be</p>													

	<p>considered acceptable in terms of urban form, settlement pattern and identity, and positive environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental capacity impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
155	+	-	o	o	+/-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The northern and eastern portions of site in question (approximately half of the total area of the site) are not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as areas suitable for residential development. Development of these parts of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of a large area of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the western part of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of low landscape sensitivity to development and as part of a larger area identified as an 'Area Most Suitable for Development'. The area of land comprising the southern part of the site is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Area with Potential' for development'. In principle, the development of these areas for residential purposes is considered acceptable in landscape capacity terms and it is considered that residential development of these areas could take place without detriment to landscape character, local distinctiveness and the scenic value of the area. However, the</p>													

	<p>northern and eastern portions of site in question (approximately half of the total area of the site) are not identified in the Study as areas suitable for residential development. Development of these parts of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is a large site directly adjoining the settlement boundary of Crookedholm. While it is considered possible to physically integrate the area with Crookedholm, the size and scale of the site is not commensurate with the size and scale of the settlement, the site being able to accommodate far in excess of the number of houses that are realistically required in Crookedholm during the period of the local plan. Residential development of the site would not, therefore, be acceptable or compatible with the settlement in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Any development of the site should be restricted only to the western and southern portions of the site immediately adjoining the existing settlement boundary.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD069	+	-	-	o	+	o	o	+/-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General negative impacts													
<b>Potential Environmental Constraints</b>					<p>Most of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land. A Tree Preservation Order (TPO/7/1987) covers the majority of the west, east and south boundaries of the site.</p> <p>The central part of the area is at risk from a 1 in 100 year flood event.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform. Development of the area would, however, result in the loss of an area of locally important, good quality agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned. The location of an identified area flood risk within the site is also likely to have an adverse environmental effect in so far as the water environment is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as part of a larger area identified as an 'Area with Potential' for development. In principle, the development of the area for residential purposes is therefore considered acceptable in landscape capacity terms. Development may, however, adversely impact on those trees covered by the Tree Preservation Order which pertains to the site.</p> <p>The site is located to the east of Crookedholm and represents an incursion of development into the open countryside. It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of</p>													

	<p>the settlement, its settlement pattern or identity. However, because of its location in close proximity to local retail, educational and other community facilities it is considered that development of the area will help minimise distances travelled and promote, encourage or facilitate walking and cycling. The location of the site in close proximity to a main bus corridor may also help facilitate the use of public transport. Positive environmental impacts are therefore likely to be experienced in this particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>Overall, residential development of the site could not be effected without some damage or detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	
<b>Further Environmental Assessments</b>	



**CROSSHOUSE**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>059(a) and 105(b)</b>	<b>Land to North of Irvine Road</b>	<b>Councillor Brian Reeves, Member Services, London Road Headquarters, Kilmarnock</b>
<b>059(b) and 105(d)</b>	<b>Land to East of Westpark School</b>	<b>Councillor Brian Reeves, Member Services, London Road Headquarters, Kilmarnock</b>
<b>085</b>	<b>Land at Holm Farm</b>	<b>Mr Alistair Landells, Dawn Homes Ltd, 220 West George Street, Glasgow G2 2PG</b>
<b>086(h)</b>	<b>Land at Gatehead Road</b>	<b>Hope Homes Scotland Ltd, per McInally Associates Ltd, 6 Newton Place, Glasgow G3 7PS</b>
<b>089(a)</b>	<b>Land to the North of Crosshouse Hospital</b>	<b>Thomson Dawes, 21 Portland Road, Kilmarnock KA1 2BT</b>
<b>089(c)</b>	<b>Land to South of Springburn Road to West of Crosshouse</b>	<b>Thomson Dawes, 21 Portland Road, Kilmarnock KA1 2BT</b>
<b>105(c)</b>	<b>Land to South of Crosshouse Hospital</b>	<b>Councillor Brian Reeves, Member Services, London Road Headquarters, Kilmarnock</b>
<b>120</b>	<b>Land to West of Crosshouse</b>	<b>Mr. Gordon Scott, Springhill Farm, Kilmarnock</b>
<b>136</b>	<b>Land off Kilmaurs Road</b>	<b>Pryce Architectural and Construction Consultants, 8 Grougar Road, Crookedholm, Hurlford KA3 6LA</b>
<b>140(b)</b>	<b>Land to East of Crosshouse</b>	<b>J andJ Caldwell, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF</b>

<b>140(c)</b>	<b>Land to South of Crosshouse</b>	<b>J andJ Caldwell, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF</b>
<b>CD044(b)</b>	<b>Land to South of Crosshouse Hospital</b>	<b>Duan Developments, per Carricks Darley Hay, 7 Alloway Place, Ayr KA7 2AE</b>
<b>CD119(a)</b>	<b>Land to South of Crosshouse Hospital</b>	<b>J andJ Caldwell, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF</b>
<b>CD119(b)</b>	<b>Land to East of Westpark School</b>	<b>J andJ Caldwell, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF</b>
<b>CD171</b>	<b>Land to West of Woodyard Road</b>	<b>Quintin Ireland Associates, per James Barr, 226 west George Street, Glasgow G2 2LN</b>
<b>CD221</b>	<b>Land at Gatehead Road</b>	<b>Hope Homes Scotland Ltd, per McInally Associates Ltd, 6 Newton Place, Glasgow G3 7PS</b>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
059(a) and 105(b)	+	+/-	0	0	+	0	0	+	0	0	?	-	-	+	+	-	-	+
<b>Nature of Impact</b>	General neutral or positive environmental impacts.																	
<b>Potential Development Constraints</b>	The westernmost portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The westernmost portion of the site comprises an area of locally important good quality agricultural land. The eastern portion of the site is not, however of this quality. Consequently, development of the overall area would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of low landscape sensitivity to development and as part of a larger area identified as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of Crosshouse, directly adjacent to the settlement boundary, and with access being afforded from Kilmaurs Road. It is considered that any sensitive residential development of the site would respect and be in keeping with the existing urban form of the village, its settlement pattern and identity.</p>																	

	<p>It is considered that, because of the proximity of the site to the centre of the settlement and to local services and facilities, any development of the area will help reduce distances travelled by local residents and will encourage and facilitate walking, cycling and the use of public transport. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental impacts would therefore be experienced in this regard.</p> <p>Opportunities to create pedestrian links to the village centre, provide some internal space and establish a new urban edge to enhance the setting of the village and provide landscape links to the Carmel Water should be undertaken.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
059(b) and 105(d)	+	-	o	o	+	o	o	+/-	o	o	?	-	o	+	+	-	-	+
<b>Nature of Impact</b>	General neutral or positive environmental impacts.																	
<b>Potential Development Constraints</b>	<p>There is a pit shaft located at the eastern end of the site.</p> <p>Site constraints in terms of landscape capacity include the proximity of this area to Kilmarnock and the potential for settlement coalescence.</p> <p>The southern portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located at the eastern end of the site, indicating that the site may have been previously undermined. The southern portion of the site comprises an area of locally important good quality agricultural land. The northern portion of the site is not, however of this quality. Consequently, development of the overall area would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of medium to low landscape sensitivity to development. This area is also identified as part of a larger 'Area with Potential' for development'. In principle, the development of this area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>																	

	<p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. On the other hand, development of the area could result in a perceived increase in coalescence, both in physical and visual terms, of the settlement with Kilmarnock. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the proximity of the site to the centre of the settlement and to local services and facilities, particularly the primary school, playing fields and the local hospital, any development of the area could help reduce distances travelled by local residents and encourage or facilitate walking and cycling. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p> <p>Opportunities to create access to the village centre, provide some internal space and establish a new urban edge to enhance the setting of the village should be undertaken.</p>
<p><b>Mitigation Required</b></p>	<p>None</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
085	+/-	-	o/-	o	+/-	o	o	+/-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the western and central portions of the area of land in question have been identified as areas where residential development would not be acceptable in landscape capacity terms. These particular portions of the area are not considered appropriate for future residential development in landscape capacity terms.</p> <p>The eastern part of the area and the area adjacent to the burn is low lying and at risk from a 1 in 100 year flooding event.</p> <p>With the exception of the northern portion of the site to the south of Irvine Road, the site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. However, the development would result in the loss of large areas of prime quality agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>A significant portion of the overall area is at risk of flooding and serious negative impacts could be experienced in regard to this particular area.</p> <p>In the Landscape Assessment of Potential Development Areas Study, that portion of the area of land to the south of Irvine Road and between the farm steading and the settlement boundary, is identified within the Study's landscape capacity hierarchy as an area of</p>													

medium to low landscape sensitivity to development. This area is also identified as an 'Area with Potential' for development'. In addition, the portion of the site lying to the west of Gatehead Road is identified in the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development and which may also be constrained by size and topography. This portion of the site is also identified in the Study as part of a larger 'Area with Limited Potential' for development. The remainder of the area, comprising some 80% of the site, is identified in the study as an area where residential development would not be acceptable in landscape capacity terms. These particular portions of the area are not therefore considered appropriate for future residential development in landscape capacity terms. In general terms, the development of the overall site would have both positive and negative environmental impact on landscape character, local distinctiveness and the scenic value of the area and both positive and negative environmental impacts will undoubtedly therefore be experienced in this regard.

The suggested development site is extremely large and is of a size and scale which is not commensurate with the size and scale of the settlement within which it is proposed. It is considered that any residential development of the overall site would not be considered acceptable in terms of urban form, settlement pattern and identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue. Development of that portion of the site directly adjoining Irvine Road could, however, be considered acceptable in terms of urban form.

It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not encourage or facilitate walking or cycling. The location of the site adjacent to a bus route may, however, facilitate the use of public transport. Both positive and negative environmental impacts will also therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design



	<p>quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity. Significant negative environmental impacts would therefore be experienced.</p>
<b>Mitigation Required</b>	<p>Any development of the site should be restricted to that portion of the site adjoining Irvine Road.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
086(h) and CD221	+	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>There are no constraints to development of the site in landscape capacity terms.</p> <p>With the exception of the southern and eastern parts of the site, the site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land. The southern and eastern parts of the site are classed by the institute as Class 3(2) Good Quality Locally Important Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. However, the development would result in the loss of areas of prime quality and good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development. This area is also identified as an 'Area with Potential' for development'. In principle, the development of this area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The suggested development site is of a size and scale which is commensurate with the size</p>													

	<p>and scale of the settlement within which it is proposed. It is considered that any residential development of the site could be considered acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts will also therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
089(a)	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the two areas of land are located within an area designated as urban fringe. Neither of the two areas of land has been identified as areas where residential development would be acceptable in landscape capacity terms.</p> <p>The sites are classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the two areas of land in question is such that they are physically capable of redevelopment while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. However, the development of these areas would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the two areas of land are located within an area designated as urban fringe. Neither of the two areas of land has been identified as areas where residential development would be acceptable in landscape capacity terms. It is considered that development of the sites would have an adverse environmental impact on the landscape character, local distinctiveness and the scenic value of the area and negative environmental impacts will undoubtedly therefore be experienced in this regard.</p> <p>The sites are located to the north east of Crosshouse, to the north of Crosshouse Hospital</p>													

	<p>and are both physically divorced and isolated from the existing settlement. It is therefore not possible to integrate the sites with the settlement in physical terms. It is considered that any residential redevelopment of the sites will not and can not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral and isolated location of the sites and the distance of the sites from local services and facilities, any development of the areas will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the sites for residential purposes will increase the generation of waste produced by residents of the areas and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the developments is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the developments will also occur. Consequently, developments will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the sites could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
089(c)	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and an area which requires to remain undeveloped in order to preserve the setting of Crosshouse. In principle, the development of the area for the purposes proposed is not considered acceptable in landscape capacity terms and it is not considered that development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the west of Crosshouse and is physically divorced and isolated from the existing settlement. It is therefore not possible to integrate the site with the settlement in physical terms. It is considered that any residential redevelopment of the sites will not and can not respect or be in keeping with the existing urban form of the settlement, its settlement</p>													

	<p>pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral and isolated location of the sites and the distance of the sites from local services and facilities, any development of the areas will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the sites for residential purposes will increase the generation of waste produced by residents of the areas and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the developments is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the developments will also occur. Consequently, developments will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the sites could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
105(c), CD044(b)(i) and CD119(a)	+/-	-	o	o	+	o	o	+/-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>	General negative and neutral environmental impacts.																	
<b>Potential Development Constraints</b>	<p>There is a pit shaft located at the eastern end of the site.</p> <p>Site constraints in terms of landscape capacity include the proximity of this area to Kilmarnock and the potential for settlement coalescence.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located at the eastern end of the site, indicating that the site may have been previously undermined. The site comprises an area of locally important good quality agricultural land. Consequently, development of the area would have a negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of medium to low landscape sensitivity to development. This area is also identified as part of a larger 'Area with Potential' for development'. In principle, the development of this area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the</p>																	



	<p>scenic value of the area.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. On the other hand, development of the area could result in a perceived increase in coalescence, both in physical and visual terms, of the settlement with Kilmarnock. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. The location of the site adjacent to a bus route may, however, facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p> <p>Opportunities to establish a new urban edge to enhance the setting of the village should be undertaken.</p>
<b>Mitigation Required</b>	Any future development of the site should avoid and pay due regard to the existence of the pit shaft on the site.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
105(d)	+	-	o	o	+	o	o	+/-	o	o	?	-	o	+	+	-	-	+
<b>Nature of Impact</b>					General neutral or positive environmental impacts.													
<b>Potential Development Constraints</b>					<p>There is a pit shaft located at the eastern end of the site. Site constraints in terms of landscape capacity include the proximity of this area to Kilmarnock and the potential for settlement coalescence.</p> <p>The southern portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located at the eastern end of the site, indicating that the site may have been previously undermined. The southern portion of the site comprises an area of locally important good quality agricultural land. The northern portion of the site is not, however of this quality. Consequently, development of the overall area would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of medium to low landscape sensitivity to development. This area is also identified as part of a larger 'Area with Potential' for development'. In principle, the development of this area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>													

	<p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. On the other hand, development of the area could result in a perceived increase in coalescence, both in physical and visual terms, of the settlement with Kilmarnock. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the proximity of the site to the centre of the settlement and to local services and facilities, particularly the primary school, playing fields and the local hospital, any development of the area could help reduce distances travelled by local residents and encourage or facilitate walking and cycling. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p> <p>Opportunities to create access to the village centre, provide some internal space and establish a new urban edge to enhance the setting of the village should be undertaken.</p>
<p><b>Mitigation Required</b></p>	<p>None</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
120	+	-	o	o	+	o	o	-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>There are no constraints to development of the site in landscape capacity terms.</p> <p>With the exception of the northern portion of the site to the south of Irvine Road, the site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The site comprises an area of prime quality agricultural land. Consequently, development of the area would have a significant negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of higher landscape sensitivity to development and within an area identified as an 'Area with Limited Potential for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. However, any development of the area would constitute an isolated development on the west side of Gateside Road, totally unrelated to any other development in the area. It is therefore considered that residential development of the site would be out of character with the area and not acceptable in terms</p>													

	<p>of urban form, settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area could help reduce distances travelled by local residents and encourage or facilitate walking and cycling. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
136	+	+/-	o	o	+	o	o	+	o	o	?	-	o	+	+	-	-	+
<b>Nature of Impact</b>					General positive and neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>The westernmost portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>A Gas Main Band of Interest (E23) is located along the northern boundary of the site</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The westernmost portion of the site comprises an area of locally important good quality agricultural land. The eastern portion of the site is not, however of this quality. Consequently, development of the overall area would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of small areas of land on the north west edge and north eastern corner of the site, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that, in general terms, residential development of the overall site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of Crosshouse, directly adjacent to the settlement boundary, and with access being afforded both from Kilmaurs Road and from the minor road running along the northern boundary of the area. It is considered that a sensitive residential</p>													

	<p>development of the site would respect and be in keeping with the existing urban form of the village, its settlement pattern and identity.</p> <p>It is considered that, because of the proximity of the site to the centre of the settlement and to local services and facilities, any development of the area will help reduce distances travelled by local residents and will encourage and facilitate walking, cycling and the use of public transport. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental impacts would therefore be experienced in this regard.</p> <p>Opportunities to create pedestrian links to the village centre, provide some internal space and establish a new urban edge to enhance the setting of the village and provide landscape links to the Carmel Water should be undertaken.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
140(b)(ii) and CD119(b)	+/-	+/-	o	o	+	o	o	+/-	o	o	?	-	o	+	+	-	-	+
<b>Nature of Impact</b>	General neutral or positive environmental impacts.																	
<b>Potential Development Constraints</b>	<p>There is a pit shaft located at the eastern end of the northern portion of the site.</p> <p>Site constraints in terms of landscape capacity include the proximity of this area to Kilmarnock and the potential for settlement coalescence.</p> <p>The northern portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located at the eastern end of the northern portion of the site, indicating that the site may have been previously undermined. The northern portion of the site comprises an area of locally important good quality agricultural land. This designation does not apply to the southern section of the site to the south of the farm access road. Consequently, development of the area would have both negative and positive environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of medium to low landscape sensitivity to development. This area is also identified as part of a larger 'Area with Potential' for development'. In principle, the development of this area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site</p>																	



	<p>could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. On the other hand, development of the area could result in a perceived increase in coalescence, both in physical and visual terms, of the settlement with Kilmarnock. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the proximity of the southern portion of the site to the centre of the settlement and to local services and facilities, particularly the primary school and playing fields, any development of this particular area could help reduce distances travelled by local residents and encourage or facilitate walking and cycling. Positive environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p> <p>Opportunities to create access to the village centre, provide some internal space and establish a new urban edge to enhance the setting of the village should be undertaken.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
140(c)	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where development of a landscape masterplan is recommended to manage the prevention of settlement coalescence and the creation of an estate landscape linking in with the existing adjacent estate landscapes of Mounthouse and the golf course.</p> <p>The south eastern portion of the site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land. The remainder of the site is classed by the Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>There are two pit shafts located in the middle of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. However, there are two pit shafts located in the middle of the site, indicating that the area may have been previously undermined. The south eastern portion of the site comprises an area of prime quality agricultural land with the remainder of the area being categorised as good quality, locally important land. Consequently, development of the area would have a significant negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity</p>													

	<p>hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where development of a landscape masterplan is recommended to manage the prevention of settlement coalescence and the creation of an estate landscape linking in with the existing adjacent estate landscapes of Mounthouse and the golf course. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The suggested development site is extremely large and is of a size and scale which is not commensurate with the size and scale of the settlement within which it is proposed. It is considered that any residential development of the site would not be considered acceptable in terms of urban form, settlement pattern and identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD171	-	-	-	o	+/-	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of the southernmost portion of the site, the area of land in question has been identified as an area where residential development would not be acceptable in landscape capacity terms.</p> <p>The area adjacent to the burn is low lying and at risk from a 1 in 100 year flooding event. The site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question, with the burn bisecting the site, is such that it is not considered to be physically capable of development while respecting existing landform and the geology of the site. Negative environmental impacts would be experienced in this regard. The development would also result in the loss of an area of prime quality agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned. A significant portion of the area is also at risk of flooding and serious negative impacts could be experienced in regard to this particular area.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the southernmost portion of the site is identified within the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development which may also be constrained by size and topography. This portion of the site is also identified in the Study as part of a larger 'Area with Limited Potential' for development. The remainder of the area is identified in the study as an area where residential development would not be acceptable in landscape capacity terms. The majority of the site is not therefore considered appropriate for future residential development in landscape capacity terms. In general terms, the development of the overall</p>													

	<p>site would have both positive and negative environmental impact on landscape character, local distinctiveness and the scenic value of the area and both positive and negative environmental impacts will undoubtedly therefore be experienced in this regard.</p> <p>The suggested development site is essentially a backland development site and it is considered that any residential development of most of the site, and particularly that portion to the north of the burn which bisects the area, would not be considered acceptable in terms of urban form, settlement pattern and identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that any development of the area will not help reduce distances travelled by local residents and journey length. However, the proximity of the site to the centre of the settlement and local facilities could possibly encourage or facilitate walking or cycling. The location of the site away from a bus route may, however, is unlikely to facilitate the use of public transport. Both positive and negative environmental impacts will therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that residential development of the site could not be effected without damage and detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<p><b>Mitigation Required</b></p>	
<p><b>Further Environmental Assessments</b></p>	

## GATEHEAD

Ref. No.	Site Location	Site Suggested By
218	Land to East of Gatehead	Councillor suggestion from Member's Seminar

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
218	+	-	o	o	?	o	o	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The whole of the site comprises an area of prime quality agricultural land. Consequently, development of the area would have a significant negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>The settlement of Gatehead has not been made the subject of study in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council. The precise environmental impact of any proposed development on landscape capacity and landscape character therefore remain unknown or unclear.</p> <p>The suggested development site is of a size and scale commensurate with the size and</p>													

	<p>scale of the settlement within which it is proposed. It is therefore considered that any residential development of the site would be considered acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the rural location of Gatehead and the lack of facilities within the settlement itself, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking or cycling. The location of the site on a local bus route could however facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	

**HURLFORD**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>017</b>	<b>Land at Sherwood House</b>	<b>Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Kings Meadow, Prestwick KA9 2ND</b>
<b>086(a)(i)</b>	<b>Land at Barleith Farm adjacent to railway line</b>	<b>Hope Homes Scotland Ltd, per McInally Associates Ltd, 6 Newton Place, Glasgow G3 7PS</b>
<b>095(b)</b>	<b>Land at Barleith Farm adjacent to railway line</b>	<b>Mr. Andrew Walters, Atkins, Clifton House, Clifton Place, Glasgow G3 7YY</b>
<b>096</b>	<b>Land at Barleith Farm adjacent to railway line</b>	<b>Mr and Mrs R.G. Armstrong, per Dale and Marshall, 18 Wallace Street, Galston KA4 8HP</b>
<b>162</b>	<b>Land to North of Hurlford</b>	<b>Elphinstone Homes, per Mr M. Hutchison, Elphinstone House, 295 Fenwick Road, Glasgow G46 6UH</b>
<b>219(a)</b>	<b>Land to East of Hurlford</b>	<b>Councillor Suggestion at Member's Seminar</b>
<b>219(b)</b>	<b>Land at Barleith Farm adjacent to railway line</b>	<b>Councillor Suggestion at Member's Seminar</b>
<b>CD096</b>	<b>Land at Sherwood House</b>	<b>Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Kings Meadow, Prestwick KA9 2ND</b>
<b>CD217</b>	<b>Land at Barleith Farm adjacent to railway line</b>	<b>Hope Homes Scotland Ltd, per McInally Associates Ltd, 6 Newton Place, Glasgow G3 7PS</b>



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
017 and CD096	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site is isolated and remote from the existing settlement boundary of Hurlford and there is no physical or visual integration of the site with the settlement itself.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. However, the development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land is located within an area designated as urban fringe. The area of land has been identified as areas where residential development would be acceptable in landscape capacity terms. It is considered that development of the site would have an adverse environmental impact on the landscape character, local distinctiveness and the scenic value of the area and negative environmental impacts will undoubtedly therefore be experienced in this regard.</p> <p>The site is located to the east of Hurlford, to the south of the A71 and is physically divorced</p>													

	<p>and isolated from the existing settlement. It is therefore not possible to integrate the site with the settlement in physical terms. It is considered that any residential redevelopment of the site will not and can not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
<b>086(a)(i), 219(b) and CD217</b>	+	+/-	o	o	+/-	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>	General negative and neutral environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the southern portion of the area of land in question has not been identified as an area where residential development would be acceptable in terms of landscape capacity. Development of this southern portion of the site is not considered acceptable from the landscape capacity point of view.</p> <p>The northern half of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The site comprises an area of locally important, good quality agricultural land. Consequently, development of the area would have a significant negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the northern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of medium to low landscape sensitivity to development and within an area identified as an 'Area with Potential' for development. In principle, the development of this northern portion of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of this part of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area. The southern portion of the area of land has not been identified in</p>																	

	<p>the study as an area where residential development would be acceptable in terms of landscape capacity. Development of this southern portion of the site is not considered acceptable from the landscape capacity point of view.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. However, any development of the area would constitute a relatively isolated development on the west side of the Dumfries / Kilmarnock railway line, totally unrelated to the main body of the settlement. It is therefore considered that residential development of the site could be out of character with the area and not acceptable in terms of urban form, settlement pattern or identity. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>In general terms, it is considered that residential development of the site could not be effected without damage and detriment to the area. However it is considered that development would not exceed the physical environmental capacity of the settlement to accommodate the development proposed.</p>
<p><b>Mitigation Required</b></p>	<p>Substantial buffer planting at any new urban edge is required as is boundary planting at the railway corridor and the cemetery. Any new development should be restricted to the northern portion of the site.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
095(b) and 096	+	+/-	o	o	+/-	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the southern portion of the area of land in question has not been identified as an area where residential development would be acceptable in terms of landscape capacity. Development of this southern portion of the site is not considered acceptable from the landscape capacity point of view. The northern half of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The site comprises an area of locally important, good quality agricultural land. Consequently, development of the area would have a significant negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the northern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area of medium to low landscape sensitivity to development and within an area identified as an 'Area with Potential' for development. In principle, the development of this northern portion of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of this part of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area. The southern portion of the area of land has not been identified in the study as an area where residential development would be acceptable in terms of landscape capacity. Development of this southern portion of the site is not considered</p>													

	<p>acceptable from the landscape capacity point of view.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. However, any development of the area would constitute a relatively isolated development on the west side of the Dumfries / Kilmarnock railway line, totally unrelated to the main body of the settlement. It is therefore considered that residential development of the site could be out of character with the area and not acceptable in terms of urban form, settlement pattern or identity. Both positive and negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>In general terms, it is considered that residential development of the site could not be effected without damage and detriment to the area. However it is considered that development would not exceed the physical environmental capacity of the settlement to accommodate the development proposed.</p>
<b>Mitigation Required</b>	<p>Substantial buffer planting at any new urban edge is required as is boundary planting at the railway corridor and the cemetery.</p> <p>Any new development should be restricted to the northern portion of the site.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
162	+/-	-	o/-	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General neutral and negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>There are 8 pit shafts located within the suggested site and a right of way bisects the site in a north south direction.</p> <p>There is a Tree Preservation Order (TPO/3/1992) on trees located on the south eastern boundary of the site.</p> <p>The western portion of the site is low lying and at risk from a 1 in 100 year flooding event.</p> <p>The major portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land. However, the westernmost section of the site adjacent to the River Irvine is classed by the Institute as Class 3(1) as Prime Quality Agricultural Land.</p> <p>The southernmost portion of the site adjacent to the A71 Road is located within the existing settlement boundary of Hurlford and is identified as a housing development opportunity site in the adopted local plan.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There are, however, eight pit shafts located throughout the site, indicating that the site may have been previously undermined. The major portion of the site comprises an area of locally important good quality agricultural land with the westernmost section of the site being classed as prime quality. Consequently, development of the area would have significant negative environmental impacts in so far as the protection and use of soils is concerned.</p>													

In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of the north westernmost and eastern portion of the site, the area of land is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, and with the exception of the north westernmost and eastern portion of the site, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore not considered that residential development of the central section of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.

The western portion of the site is low lying and at risk from a 1 in 100 year flooding event. Negative impacts may be experienced regarding this issue, in the particular area concerned. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue.

It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.



<b>Mitigation Required</b>	<p>Any development should preserve existing mature woodland features. New boundary planting and integration of the settlement edge with the wider landscape and the River Irvine Valley is recommended.</p> <p>A Flood Risk Assessment of the site requires to be carried out.</p> <p>Any development of the site should avoid damage to the trees covered by the TPO and the physically avoid the pit shafts on the site.</p>
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
219(a)	+/-	+/-	o	o	+	o	+/o	+	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General neutral and negative environmental impacts.													
<b>Potential Development Constraints</b>					The southern part of this site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land and there are two mine shafts to the north eastern part of the site.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There are, however, two pit shafts located in the north eastern portion of the site, indicating that the site may have been previously undermined. The southern portion of the site comprises an area of locally important good quality agricultural land. Consequently, development of this particular section of the area would have both positive and negative environmental impacts in so far as both landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of the north westernmost portion of the site, the area of land is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, and with the exception of the north westernmost portion of the site, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore not considered that residential development of most of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area. The northern part of the area comprises an area of brownfield redevelopment land and development of this particular area could help regenerate an existing degraded environment.</p> <p>The suggested development site is of a size and scale which could be considered to be</p>													

	<p>commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking or cycling. However the location of the site in close proximity to a major bus corridor could well facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without some damage and detriment to the area. However, with appropriate mitigation measures in place, development of the area could be effected without exceeding environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Any development should address potential contamination issues which may relate to the area and avoid impacting on the two pit shafts located within the area.</p>

**KNOCKENTIBER**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>011</b>	<b>Land at former Scrap Yard</b>	<b>G and S Homes, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr, KA8 8EX</b>
<b>030</b>	<b>Land at Busbie Holdings</b>	<b>Mr and Mrs R. Shedden, 5 Busbie Holdings, Knockentiber, by Kilmarnock KA2 0BY</b>
<b>055</b>	<b>Land at Kilmaurs Road</b>	<b>Mr and Mrs B. Devlin, per Munro Architects, 23 Portland Road, Kilmarnock KA1 2BT</b>
<b>59(c) and 105(a)</b>	<b>Land to East of Knockentiber</b>	<b>Councillor Brian Reeves, Member Services, London Road Headquarters, Kilmarnock</b>
<b>095(f)</b>	<b>Land at Southhook Road</b>	<b>Mr. Andrew Walters, Atkins, Clifton House, Clifton Place, Glasgow G3 7YY</b>
<b>CD114</b>	<b>Land at Kilmaurs Road</b>	<b>Mr B. Devlin, per Development Planning Partnership, The Hatrack, 144 St. Vincent Street, Glasgow G2 5LQ</b>
<b>CD145</b>	<b>Land to South of Southhook Road</b>	<b>Mr A Green, per Mr J. A. Wright, Strutt and Parker, 28 Melville Street, Edinburgh EH3 7HA</b>
<b>CD156</b>	<b>Land at former Scrap Yard</b>	<b>Mr G Pattison, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr, KA8 8EX</b>
<b>CD168</b>	<b>Land to East of Kilmaurs Road</b>	<b>Residence (Scotland) Ltd, per Ms Elaine Hamilton, James Barr, 226 West George Street, Glasgow G2 2LN</b>

<b>CD177</b>	<b>Land at Kilmaurs Road</b>	<b>Lynch Developments Ltd., per Ms Alison Hurd, Warren Consultants, Milngavie Enterprise Centre, Ellengowan Court, Milngavie, Glasgow G62 8PH</b>
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
011 & CD156	+/-	-	o/-	o	+/-	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the eastern portion of the area in question, adjacent to the Carmel Water, is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where landscape management and planting requires to be undertaken to enhance the urban edge and recreational access to the area. This eastern portion of the area is not considered appropriate for future residential development in landscape capacity terms. The eastern part of the site is also at risk from a 1 in 100 year flooding event and a Flood Risk Assessment of the site requires to be carried out. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land. There are 3 pit shafts located within the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are three pit shafts within the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned. In addition the eastern part of the site is at risk from flooding and negative impacts may be experienced in this regard.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the western portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, the development of the western portion of the area is considered acceptable in landscape capacity terms. The eastern</p>													

	<p>portion of the area is not considered appropriate for future residential development in landscape capacity terms and it is not considered that residential development of this section of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the east of Knockentiber, directly adjacent to the settlement boundary. The suggested site is of a substantial size in relation to the size of the existing settlement and, while it may be possible to integrate the site with the settlement in physical terms, it is considered that any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Both positive and negative environmental impacts are likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected some without damage or detriment to the area in environmental terms. Both positive and negative environmental impacts could therefore be experienced in this regard. Buffer and corridor landscape planting should be provided along the Carmel Water to preserve and enhance the setting of the area.</p>
<p><b>Mitigation Required</b></p>	<p>A Flood Risk Assessment requires to be carried out. Any future development should be restricted to the western portion of the site.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
030	+	+/-	o	o	-	o	o	-	o	o/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village and to prevent coalescence between Knockentiber and Crosshouse.</p> <p>The north eastern corner of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land. The southern part of the site lies within a gas main band of interest. There is an area of archaeological interest, as identified by the West of Scotland Archaeological Service, in the northern part of the site</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land in the north east portion of the site. Consequently, development would have negative environmental impacts in so far as the protection and use of soils in this part of the site is concerned. In addition the southern part of the site lies within a gas main band of interest and negative impacts may be experienced in this regard. Also, the presence of an area of archaeological interest, as identified by the West of Scotland Archaeological Service, in the northern part of the site, may also have a negative impact on the historic environment in so far as any development of the site is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the</p>													



	<p>Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village and to prevent coalescence between Knockentiber and Crosshouse. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located in an isolated position to the south of Knockentiber, remote from the settlement boundary. Consequently, it is not possible to integrate the site with the settlement in physical terms and it is considered that any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue. It is considered that, because of the isolated, peripheral location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
055 and CD177	+/-	-	0	0	-	0	0	-	0	0	?	-	0	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>There are 3 pit shafts grouped together within the western portion of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are three pit shafts within the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils in this part of the site is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located in an isolated position to the north of Knockentiber, remote from the settlement boundary and separated from the boundary by both a broad belt of woodland</p>													

	<p>planting specifically designed to provide a soft urban edge to the settlement, and a former railway line now used as part of a long distance public walkway. Consequently, it is not possible to integrate the site with the settlement in physical terms and it is considered that any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue. It is considered that, because of the isolated, peripheral location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p> <p>The area is not considered appropriate for future residential development from the landscape capacity point of view.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
059(c) and 105(a)	+/-	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>	General neutral and negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>Planning permission for 6 dwelling houses has already been approved for the area of land located to the south of the former scrap yard premises.</p> <p>There is a pit shaft located at the eastern boundary of the site.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there is a pit shaft located at the eastern boundary of the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, the development of the area is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the east of Knockentiber, directly adjacent to the settlement boundary.</p>																	

	<p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that a sympathetic residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
095(f)	+	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General neutral and negative environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the west of Knockentiber, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that a sympathetic residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from</p>													

	<p>local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p> <p>Development should contain internal open space and through connection to the main street. New urban edge character (trees / woodland) should be established to enhance the setting of the village.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD114	+	0	0	0	-	0	+	-	0	0	?	-	0	-	-	-	-	-
<b>Nature of Impact</b>						General negative environmental impacts.												
<b>Potential Environmental Constraints</b>						<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>												
<b>Comment and Recommendations</b>						<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. While the land is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land, it is accepted that the site represents a brownfield site which is now not of any value from the soil quality point of view. Consequently, development would have neutral environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located in an isolated position to the north of Knockentiber, remote from the settlement boundary and separated from the boundary by both a broad belt of woodland planting specifically designed to provide a soft urban edge to the settlement, and a former railway line now used as part of a long distance public walkway. Consequently, it is not possible to integrate the site with the settlement in physical terms and it is considered that</p>												



	<p>any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue. It is considered that, because of the isolated, peripheral location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard. The area is not considered appropriate for future residential development from the landscape capacity point of view.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD145	+	+/-	o	o	-	o	o	+	o	o/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>																		
<b>Potential Environmental Constraints</b>					<p>The whole site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land.</p> <p>The area contains a site of archaeological interest as identified by the West of Scotland Archaeological Service.</p> <p>There is a pit shaft to the north which slightly encroaches onto the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. Positive environmental impacts are likely to be experienced in this regard. The site is also classed by the Macaulay Land Use Institute as Class 3(2) Locally Important, Good Quality Agricultural Land and the development would therefore have a negative environmental impact with regard to the protection and use of soils. The area contains a site of archaeological interest as identified by the West of Scotland Archaeological Service and development of this particular part of the area would be likely to have a negative environmental impact on the historic environment.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the south of Kilmaurs and it is possible to integrate the site with the</p>													

	<p>settlement in physical terms from both the main Crosshouse Road to the east of the site and the minor rural road to the north. It is also considered that any sensitive residential redevelopment of the site will respect the size and scale of the community and be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Positive environmental impacts are likely to be experienced in regard to this issue. It is considered that, because of the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard. The area is not therefore considered appropriate for future residential development from the landscape capacity point of view.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD168	+/-	-	o/-	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Environmental Constraints</b>					<p>The whole site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land.</p> <p>There is a pit shaft located to the north of the site.</p> <p>A small part of the north eastern boundary is at risk from a 1 in 100 year flood event.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there is a pit shaft located at the eastern boundary of the site, indicating that the area may previously have been undermined. Both positive and negative environmental impacts are likely to be experienced in this regard. The development would also result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned. A small part of the site at its north eastern boundary is at risk from a 1 in 100 year flood event and development in this particular part of the site could have a negative environmental impact.</p> <p>In the Landscape Assessment of Potential Development Areas Study, area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, the development of the area is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>													

	<p>The site is located to the east of Knockentiber, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that a sympathetic residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, few of which are located within Knockentiber itself, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	A Flood Risk Assessment of the site would be required to be undertaken.
<b>Further Environmental Assessments</b>	

**KILMARNOCK**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>002</b>	<b>Land at Bridgehousehill Road</b>	<b>Mr. Thomas P. Strang, Easter Hillhouse Farm, Riccarton, Kilmarnock</b>
<b>013</b>	<b>Land to South of Moorfield Roundabout</b>	<b>Mr Abraham Wilson, 88 Galston Road, Hurlford, KA1 5JB</b>
<b>014(a)</b>	<b>Land adjacent to 12 Glasgow Road</b>	<b>Mr Stephen Gibson and Ms Shona Moir, 29 Niven Court, New Farm Loch, Kilmarnock, KA 3 7TL</b>
<b>014(b)</b>	<b>Land to South of Borland House</b>	<b>Mr Stephen Gibson and Ms Shona Moir, 29 Niven Court, New Farm Loch, Kilmarnock, KA 3 7TL</b>
<b>016</b>	<b>Land at Treeswoodhead Road</b>	<b>Mr David Holland, Townholm Properties Ltd., 16 Boswell Square, Hillington Park, Glasgow G52 4BQ</b>
<b>020</b>	<b>Land at Caprington Estate</b>	<b>James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>023</b>	<b>Land at Treesbank Estate</b>	<b>Taylor Woodrow Developments, per Keppie Planning, 160 West Regent Street, Glasgow G2 4RL</b>
<b>025</b>	<b>Land at North West Kilmarnock</b>	<b>Hallam Land Management / Comstock, per Mr Scott Mackay, Development Planning Partnership, The Hatrack, 144 St. Vincent Street, Glasgow G2 5LQ</b>
<b>032</b>	<b>Land at Western Road</b>	<b>Mrs Joan McReady, Property Manager, Strathclyde Fire Brigade, Brigade Headquarters, Bothwell Road, Hamilton ML3 0EA</b>

<b>033(a)</b>	<b>Land on Eastern side of Glasgow Road</b>	<b>Mr William Morton, 51 Towerhill Avenue, Kilmaurs KA3 2TS</b>
<b>033(b)</b>	<b>Land on Eastern side of Glasgow Road</b>	<b>Mr William Morton, 51 Towerhill Avenue, Kilmaurs KA3 2TS</b>
<b>036</b>	<b>Land at Southhook Potteries, Western Road</b>	<b>Walter Watson Charitable Trust, per Mr Patrick Cairney, Bell Ingram, 22 Miller Road, Ayr KA7 2AY</b>
<b>040</b>	<b>Land at Northcraig Reservoir</b>	<b>Mr Philip Smith, Strathearn Estates Ltd., per Mr Gordon MacCallum, Keppie Planning, 160 West Regent Street, Glasgow G2 4RL</b>
<b>042</b>	<b>Land at Treesbank House</b>	<b>Mr John Gardner, per Muir Smith Evans, 203 Bath Street, Glasgow G2 4HZ</b>
<b>050</b>	<b>Land to East of Glasgow Road</b>	<b>Mrs E. Minchella, 11 Southcraig Holdings, Glasgow Road, Kilmarnock KA3 6AB</b>
<b>060</b>	<b>Land at Mosshead, Riccarton</b>	<b>Ms. Marie Macklin, The Klin Group, 27 John Finnie Street, Kilmarnock KA1 1BL</b>
<b>076</b>	<b>Land at Treesbank House</b>	<b>Keppie Planning, 6 Bell's Brae, Dean Village, Edinburgh EH4 3BR</b>
<b>077(a)</b>	<b>Land to the South West of Kilmaurs Road, Meiklemossie, Kilmarnock</b>	<b>Rowallan Estate Office, Meiklemossie, Fenwick, Kilmarnock, KA3 6AY</b>
<b>077(b)</b>	<b>Land to the North East of Kilmaurs Road, Meiklemossie, Kilmarnock</b>	<b>Rowallan Estate Office, Meiklemossie, Fenwick, Kilmarnock, KA3 6AY</b>
<b>077(c)</b>	<b>Land to the North of the B751 road to the west of Fenwick</b>	<b>Rowallan Estate Office, Meiklemossie, Fenwick, Kilmarnock, KA3 6AY</b>

<b>077(d)</b>	<b>Land to the North of Rowallan Castle, Kilmarnock</b>	<b>Rowallan Estate Office, Meiklemossie, Fenwick, Kilmarnock, KA3 6AY</b>
<b>077(e)</b>	<b>Land to the South of the B751 road to the west of Fenwick</b>	<b>Rowallan Estate Office, Meiklemossie, Fenwick, Kilmarnock, KA3 6AY</b>
<b>078</b>	<b>Land to the North East of Kilmaurs Road, Meiklewood, Kilmarnock</b>	<b>Elphinstone Land Ltd, per RPS Consultants, 15 Timberbush, Bernard Street, Leith, Edinburgh, EH6 6QH</b>
<b>079</b>	<b>Land to North of Irvine Road</b>	<b>Land Improvement Holdings, per James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>081(a)</b>	<b>Land off Irvine Road</b>	<b>Alexander Morton Homes, High Langmuir Farm, Kilmaurs, KA3 2PG</b>
<b>081(b)</b>	<b>Land at Caprington Golf Course</b>	<b>Alexander Morton Homes, High Langmuir Farm, Kilmaurs, KA3 2PG</b>
<b>081(c)</b>	<b>Land at Southcraig Drive</b>	<b>Alexander Morton Homes, High Langmuir Farm, Kilmaurs, KA3 2PG</b>
<b>081(d)</b>	<b>Land at Bridgehouse Court</b>	<b>Alexander Morton Homes, High Langmuir Farm, Kilmaurs, KA3 2PG</b>
<b>081(e)</b>	<b>Land to East of Glasgow Road</b>	<b>Alexander Morton Homes, High Langmuir Farm, Kilmaurs, KA3 2PG</b>
<b>086(a)(ii)</b>	<b>Land to East of A77 and South of A76</b>	<b>Hope Homes Scotland, Watson Terrace, Drongan KA6 7AB</b>
<b>086(a)(iii)</b>	<b>Land to West of A77 at Shortlees</b>	<b>Hope Homes Scotland, Watson Terrace, Drongan KA6 7AB</b>
<b>089(b)</b>	<b>Land South of Grassyards Interchange</b>	<b>Thomson Dawes, 21 Portland Road, Kilmarnock KA1 2BT</b>



<b>090(b)</b>	<b>Land East of Ralstonhill Farm</b>	<b>Mr D.S.A Rennie, Ralstonhill Farm, Kilmarnock KA3 6HL</b>
<b>093</b>	<b>Land at Hillcrest, Glasgow Road</b>	<b>Taylor Woodrow Developments Ltd., 2 Garbett Road, Kirkton Campus, Livingston, EH54 7DL</b>
<b>098(a)</b>	<b>Various areas of land at Rowallan Estate</b>	<b>Lord and Lady Rowallan, per Bishop Loch, 13 Newton Place, Glasgow G3 7PF</b>
<b>098(b)</b>	<b>Various areas of land at Rowallan Estate</b>	<b>Lord and Lady Rowallan, per Bishop Loch, 13 Newton Place, Glasgow G3 7PF</b>
<b>098(c)</b>	<b>Various areas of land at Rowallan Estate</b>	<b>Lord and Lady Rowallan, per Bishop Loch, 13 Newton Place, Glasgow G3 7PF</b>
<b>109</b>	<b>Land at Maxholm</b>	<b>Maxholm Development Co. Ltd., per Bryce Associates Ltd, 6 Newton Place, Glasgow, G3 7PR</b>
<b>118(a)</b>	<b>Land on Eastern side of Glasgow Road</b>	<b>ATD Developments Ltd., Clark House, High Glencairn Street, Kilmarnock KA1 4AB</b>
<b>118(b)</b>	<b>Land on Eastern side of Glasgow Road</b>	<b>ATD Developments Ltd., Clark House, High Glencairn Street, Kilmarnock KA1 4AB</b>
<b>123</b>	<b>Land at Southhook Road</b>	<b>Mr. Gordon Marshall, Shalimar, Irvine Road, Kilmaurs, KA3 2NT</b>
<b>124</b>	<b>Land at Irvine Road</b>	<b>Exel, per Jones Lang LaSalle, 150 St. Vincent Street, Glasgow G2 5ND</b>
<b>134(a)</b>	<b>Land on Eastern side of Glasgow Road</b>	<b>Mr Robert Morton and Others, per Dale and Marshall, 18 Wallace Street, Galston KA4 8HP</b>

134(b)	Land on Eastern side of Glasgow Road	Mr Robert Morton and Others, per Dale and Marshall, 18 Wallace Street, Galston KA4 8HP
140(a)	Land at Moorfield	J andJ Caldwell, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF
141	Land at Annandale	P S Nicholls, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF
146	Land to East of A77	Hawkhill Estates Ltd, per Mappin Planning and Development, 141 St James Road, Glasgow, G4 0LT
147	Land at Altonhill	Mr A Borland, per DKA Planning, 11 Wemyssfield, Kirkaldy, Fife, KY1 1XN
149	Land to East of A77	Mr John Howie, Hillhouse Farm, Kilmarnock
150	Land to East of A77	Mr Wilson Barclay, Ralstonyards Farm, Kilmarnock KA3 6HW
151	Land to East of A77	Mr John Morris, Silverwood Farm, Kilmarnock KA3 6HJ
152	Land to East of A77	Mr Steven Rennie, Railstonhill Farm, Kilmarnock KA3 6HL
153	Land to East of A77	Mr John Barclay, Whinpark Farm, Kilmarnock
154	Land at Hillhouse Farm	Mr John Howie, Hillhouse Farm, Kilmarnock
156	Land at Silverwood Farm	Mr John Morris, Silverwood Farm, Kilmarnock KA3 6HJ
157	Land at Whinpark Farm	Mr John Barclay, Whinpark Farm, Kilmarnock

167	Land to North of Kilmaurs Road	Land Development (Scotland) Ltd., per Bryce Associates, 6 Newton Place, Glasgow G3 7PR
220(a)	Land to East of A77 and South of A76	Councillor Suggestion at Members Seminar
220(d)	Land to South of Irvine Road	Councillor Suggestion at Members Seminar
220(e)	Land at Bridgehouse Court	Councillor Suggestion at Members Seminar
CD018	Land at Northcraig Reservoir	Mr Philip Smith, Strathearn Estates Ltd., per Mr Gordon MacCallum, Keppie Planning, 160 West Regent Street, Glasgow G2 4RL
CD030(b)	Land at Southhook Road	Mr. Gordon Marshall, per Mrs Greta Roberts, 8 Main Road, Waterside, Kilmarnock KA3 6JB
CD072	Land at Stoddarts Carpet Factory	F. M. Developments Ltd., per Mr Mark Russell, RPS, 45 Timberbush, Bernard Street, Leith, Edinburgh, EH6 6QH
CD073	Land at Rowallan Activity Centre	The Lord Rowallan, Meikle Mossie, Fenwick, KA3 6AY
CD090	Land at Annandale Brickworks	Terrace Hill (Kilmarnock) Ltd., per Mr d Ross Macdonald, James Sellars House, 144 West George Street, Glasgow G2 2HG
CD101	Land at Dundonald Road	Amanda Buitelaar Ltd., per Mr I Kelly, Graham and Sibbald, 3 Charlotte Street, Perth PH1 5LW
CD118	Land at North West Lilmarnock	Hallam Land Management / Comstock, per Mr Scott Mackay, Development Planning Partnership, The Hatrack, 144 St. Vincent Street, Glasgow G2 5LQ

<b>CD121</b>	<b>Land at Annandale</b>	<b>ESA Nicholls Trust, per Montague Evans LLP, 302 St Vincent St, Glasgow G2 5RU</b>
<b>CD122</b>	<b>Land at Moorfield</b>	<b>ESA Nicholls Trust, per Montague Evans LLP, 302 St Vincent St, Glasgow G2 5RU</b>
<b>CD158</b>	<b>Land at Dalmusternock (1)</b>	<b>Messrs James Garven and Sons, per Hendersons, East Netherton, Milnathort, Kinross KY13 0SB</b>
<b>CD164</b>	<b>Land North of Balmoral Road</b>	<b>Diageo Plc., per Alex Mitchell, James Barr Ltd., ""^ West George Street, Glasgow G2 2LN</b>
<b>CD173</b>	<b>Land at North Kilmarnock</b>	<b>Elphinstone Ltd., per Mr Derek West, 295 Fenwick Road, Glasgow G46 6UH</b>
<b>CD188</b>	<b>Land at Dalmusternock (2)</b>	<b>Messrs James Garven and Sons, per Hendersons, East Netherton, Milnathort, Kinross KY13 0SB</b>
<b>CD189</b>	<b>Land at Meiklewood</b>	<b>Landowners Consortium, per Hendersons, East Netherton, Milnathort, Kinross KY13 0SB</b>
<b>CD190</b>	<b>Land at Mosshead, Riccarton</b>	<b>Ms. Marie Macklin, The Klin Group, per Mr Ian Gallagher, GVA Grimley LLP., Sutherland House, 149 St Vincent Street, Glasgow G2 5NW</b>
<b>CD206</b>	<b>Land at Moorfield</b>	<b>AWG Property Ltd., per Mr D. Wardrop, White Young Green, 4 Chester Street, Edinburgh EH3 7RA</b>
<b>CD212(a)</b>	<b>Land at Rowallan (i)</b>	<b>Rowallan Estates, per Mr Ross B Martin, TPS Planning Ltd, CBS House, 24 Canning Street, Edinburgh EH3 8EG</b>

<b>CD212(b)</b>	<b>Land at Rowallan (i)</b>	<b>Rowallan Estates, per Mr Ross B Martin, TPS Planning Ltd, CBS House, 24 Canning Street, Edinburgh EH3 8EG</b>
<b>CD213</b>	<b>Land at Moorfield Roundabout</b>	<b>Thirdpart Properties Ltd., per Mr Ian Kelly, Graham and sibbald, 3 Charlotte Street, Perth PH1 5LW</b>
<b>CD215</b>	<b>Land at Kirklandside</b>	<b>Hope Homes (Scotland) Ltd., per Macinally Associates, 6 Newton Place, Glasgow G3 7PR</b>
<b>CD216</b>	<b>Land to West of A77 at Shortlees</b>	<b>Hope Homes (Scotland) Ltd., per Macinally Associates, 6 Newton Place, Glasgow G3 7PR</b>

Site Ref No	Environmental Criteria																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
002	+/-	-	o	o	+/-	o	o	+	o	o	?	-	o	-	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.														
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question, with the exception of the north easternmost portion, is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as an 'Indicative Landscape Area' where areas of new landscape planting are required to accompany new development as buffer zones or screening areas. This portion of the area is not considered appropriate for future residential development in landscape capacity terms. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>														
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the north eastern portion of the area of land in question (approximately ¼ of the site area) is identified within the Study's landscape capacity hierarchy as part of an area of higher landscape sensitivity to development. However, this larger area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of this north eastern portion of the site for residential purposes is considered acceptable in landscape capacity terms. The remainder of area, comprising the larger part of the site, is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as an 'Indicative Landscape Area' where areas of new landscape planting are required to accompany new development as buffer zones or screening areas. This portion of the area is</p>														

	<p>not considered appropriate for future residential development in landscape capacity terms.</p> <p>The site is located to the south of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that a sympathetic residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Medium density housing avoiding the areas of highest ground and integrated with areas of landscape space and new woodland planting is recommended.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
013	+	-	o	o	?	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>There are two mine shafts located to the north east of the site.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are two pit shafts located at the eastern boundary of the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of prime quality agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>The site is already identified as a Miscellaneous Development Opportunity Site in the adopted local plan although it is not located within the identified settlement boundary of Kilmarnock. Because of this designation the site has not been assessed as part of the Landscape Assessment of Potential Development Areas Study commissioned by the Council. The impact of any development on landscape character of the area therefore remains unknown.</p> <p>The site is located to the West of Kilmarnock, remote from the settlement boundary. Consequently, it is not possible to integrate the site with the settlement in physical terms and it is considered that any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue.</p>													



	<p>It is considered that, because of the isolated, peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and that any such development would not respect environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
014(a)	+	-	o	o	+	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>					General positive and neutral environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the</p>													

	<p>majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p> <p>Gap development of medium to low density housing, integrated into existing small scale landscape spaces but retaining areas of existing trees and woodland, is recommended.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
014(b)	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils in this part of the site is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located in an isolated position to the northeast of Kilmarnock, remote from the settlement boundary. Consequently, it is not possible to integrate the site with the settlement</p>													

	<p>in physical terms and it is considered that any residential redevelopment of the site will not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue. It is considered that, because of the isolated, peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts would be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
016	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>						General negative environmental impacts.												
<b>Potential Development Constraints</b>						<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in terms of landscape capacity.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>												
<b>Comment and Recommendations</b>						<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified as an 'Area Not Suitable for Housing Development' and as an 'Indicative Landscape Area' where areas of new landscape planting are required to accompany new development as buffer zones or screening areas. The area is not therefore considered appropriate for future residential development in landscape capacity terms.</p> <p>The site is located to the south of Kilmarnock, remote from the existing settlement boundary. Although the suggested development site is small and is of a size and scale which could be considered to be commensurate with the size and scale of the settlement, it is not possible to integrate the site with the settlement in physical terms and it is considered that residential redevelopment of the site would not respect and be in keeping with the existing urban form</p>												

	<p>of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
020	+/-	+/-	0	0	+/-	-	0	+	0	0	?	-	0	-	-	-	-	+/-
<b>Nature of Impact</b>					General neutral and negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The major, southern part of the site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of this southern portion of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>There are 8 pit shafts located within the site. The north western portion of the site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are eight pit shafts located throughout the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of prime quality agricultural land in the north western portion of the site. Consequently, development would have both negative and positive environmental impacts in so far as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the northern portion of the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this northern portion of the area for residential purposes is considered acceptable in landscape capacity terms. The major, southern part of the site in question is not, however, identified as an area suitable for residential development. Development of this southern portion of the site is not therefore considered acceptable in landscape capacity terms. Both positive and negative environmental impacts will be experienced in this regard.</p>													



	<p>The site is located to the west of Kilmarnock directly adjacent to the settlement boundary and the southern part of the site comprises part of the Caprington Golf Course. Development of the area could therefore result in the loss of a green space important for recreation and amenity. However, the suggested development site is of a size and scale commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Medium density housing, incorporating landscape integration of housing development with the estate and valley landscape setting is recommended through the regeneration of the urban fringe landscape / rough grassland.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
023, 042 and 076	+	-	o	o/-	+/-	o	o	+	o	o/-	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the western and southern portions of the area of land in question has not been identified as an area where residential development would be acceptable in terms of landscape capacity. Development of these western and southern portions of the site is not considered acceptable from the landscape capacity point of view.</p> <p>There is a Provisional Wildlife Site, various TPO's, Listed Buildings and an area of Ancient Woodland in the area. There is a pit shaft located on the southern side of the entrance to the site. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The location of a pit shaft located on the southern side of the entrance to the site indicates that the area may previously have been undermined. The development would result in the loss of areas of good quality, locally important agricultural land and, consequently, development would have a negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>With there being a Provisional Wildlife Site, various TPO's, Listed Buildings and an area of Ancient Woodland in the area, some negative environmental impact will be experienced as regards habitats and species and the historic environment in those areas where these occur. The remainder of the site will remain unaffected.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the northern portion</p>													

of the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, the development of the northern portion of the area for residential purposes is therefore considered acceptable in landscape capacity terms. The western and southern portions of the area have not been identified as areas where residential development would be acceptable in terms of landscape capacity. Development of these western and southern portions of the site is not considered acceptable from the landscape capacity point of view. Both positive and negative environmental impacts will be experienced in this regard.

The site is located to the south of Kilmarnock directly adjacent to the settlement boundary. The suggested development site is of a size and scale commensurate with the size and scale of the settlement. It is considered possible to integrate the site with the settlement in physical terms in such a way as to respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.

It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.

<b>Mitigation Required</b>	<p>Medium density housing, incorporating landscape integration of housing development with the estate and valley landscape setting is recommended through the regeneration of the urban fringe landscape / rough grassland.</p> <p>Any new development should be located so as to avoid any damage to those elements of the natural and built environment located within the area and which are considered worthy of protection.</p>
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
025 and CD118	+	-	o	o	+/-	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the major western and northern portions of the area of land in question are identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village and the rural separation of Kilmaurs and Kilmarnock. These portions of the site impinge significantly on a landscape corridor specifically identified in the Study which requires management as a landscape buffer or 'green belt' to prevent coalescence of the settlements.</p> <p>With the exception of an area to the north and south west of the Northcraig Reservoir and an area to the north and east of Grassmillside Farm, the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of considerable areas of good quality, locally important agricultural land. Consequently, development would have an overall negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, two separate areas along the easternmost portion of the area of land in question are identified within the Study's landscape capacity hierarchy as areas of medium to low landscape sensitivity to development and as areas identified as an 'Areas with Potential' for development. In</p>													

principle, the development of these eastern portions of the area for residential purposes is therefore considered acceptable in landscape capacity terms. The major western and northern portions of the area of land in question are, however, identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village and the rural separation of Kilmaurs and Kilmarnock. These portions of the site impinge significantly on a landscape corridor specifically identified in the Study which requires management as a landscape buffer or 'green belt' to prevent coalescence of the settlements. Development of the overall area will have both positive and negative environmental impacts in so far as landscape is concerned.

The site is an exceptionally large site located to the north west of Kilmarnock and is of a size and scale which could possibly be considered to be commensurate with the size and scale of the settlement. It is considered possible to integrate the site with the settlement in physical terms and it is also considered that any residential redevelopment of the overall site could be designed to respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity. However, development of the site would result in a considerable degree of coalescence, both in physical and visual terms, between the settlements of Kilmarnock and Kilmaurs. Consequently, the development of the overall area would have a significant negative impact on urban form, settlement pattern and identity in this regard.

It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design

	<p>quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without some damage or detriment to the area in environmental terms and that development of the overall site would not respect environmental capacity. Both positive and negative impacts will be experienced in this regard.</p>
<b>Mitigation Required</b>	<p>Any development within the suggested site should be restricted to those parts of the site directly adjoining the existing settlement boundary in order to minimise any coalescence between Kilmarnock and Kilmaurs that may otherwise occur.</p> <p>In the southern of the two acceptable housing areas identified in the Landscape Study, medium density housing would be considered suitable, incorporating a new urban edge / settlement boundary and integrating and extending new community woodland. In the northernmost acceptable area, lower density housing would be suitable with single storey housing along the area's edge, avoiding hill tops and the highest ground. Development should include a new landscape integrated urban edge with community woodland and new landscaped edge to Northcraig Reservoir.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
032	+	0	0	0	0	0	+	+	+	0	?	-	0	-	+/-	-	-	+
<b>Nature of Impact</b>						General neutral and positive environmental impacts.												
<b>Potential Development Constraints</b>						None												
<b>Comment and Recommendations</b>						<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would not impact on any agricultural land.</p> <p>Being a redevelopment site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. Redevelopment of the site would, however, positively help regenerate an unused, degraded area and have a positive impact in this regard.</p> <p>The site is located to the west of Western Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality.</p> <p>It is considered that although the site is located directly adjacent to a busy main road, it is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use. The site is, however, located on a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p>												



	<p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
033(a), 118(a) and 134(a)	+	-	o/-	o	+/-	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>	General negative and positive environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, the eastern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view.</p> <p>The eastern part of the area is at risk from a 1 in 100 year flooding event. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the major part of the site, with the exception of the area directly adjacent to the Fenwick Water, is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. The area of land adjacent to the Fenwick Water is identified within the Study's landscape capacity hierarchy as part of an</p>																	

area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the overall area will therefore have both positive and negative environmental impacts in so far as landscape is concerned.

With the eastern part of the area being at risk from a 1 in 100 year flooding event, negative environmental impacts may be experienced in so far as the water environment is concerned, for that part of the site.

The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.

It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.

<b>Mitigation Required</b>	None
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
033(b), 118(b) and 134(b)	+	-	o/-	o	+/-	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>	General negative and positive environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the eastern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view. The eastern part of the area is at risk from a 1 in 100 year flooding event. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the major part of the site, with the exception of the area directly adjacent to the Fenwick Water, is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. The area of land adjacent to the Fenwick Water is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger</p>																	

'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the overall area will therefore have both positive and negative environmental impacts in so far as landscape is concerned.

With the eastern part of the area being at risk from a 1 in 100 year flooding event, negative environmental impacts may be experienced in so far as the water environment is concerned, for that part of the site.

The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.

It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the overall site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.

<b>Mitigation Required</b>	None
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
036	+	0	0	0	0	0	+	+	+	0	?	-	0	-	+/-	-	-	+
<b>Nature of Impact</b>						General positive or neutral environmental impacts.												
<b>Potential Development Constraints</b>						None												
<b>Comment and Recommendations</b>						<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would not impact on any agricultural land.</p> <p>Being a redevelopment site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. Redevelopment of the site would, however, positively help regenerate an unused, degraded area and have a positive impact in this regard.</p> <p>The site is located to the west of Western Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality.</p> <p>It is considered that although the site is located directly adjacent to a busy main road, it is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use. The site is, however, located on a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste</p>												



	<p>produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
040 and CD018	-	0	-	-	-	-	0	-	0	0	?	-	0	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p> <p>The site comprises the Northcraig Reservoir Provisional Wildlife Site</p>													
<b>Comment and Recommendations</b>					<p>Comprising the site of a former reservoir, the topography of the area of land in question is such that it is not physically capable of redevelopment while respecting the existing landform and the geology of the site. Negative impacts would be experienced in this regard. The development would not impact on any agricultural land.</p> <p>The loss of the reservoir would have a significant negative impact on the water environment and the loss of the reservoir, which comprises a provisional wildlife site, would also have a serious detrimental impact on local habitats and species. The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development and significant negative environmental impacts will also be experienced with regard to landscape capacity and landscape character. Development will also result in the loss of an area of open space important for recreation and amenity.</p> <p>The site is located to the north of Kilmarnock, directly adjacent to the Rowallan Business Park. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. However, residential development of the site could be considered unacceptable, bearing in mind the proximity of the adjacent industrial area. With no direct access to the surrounding road network, any new</p>													

	<p>development could not be satisfactorily integrated with the surrounding area and the existing settlement and would not be acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that although the site is located directly adjacent to the settlement boundary, it is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use. The site is, however, located on a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be not effected without significant damage or detriment to the area in environmental terms and in terms of environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
050	+	-	o	o	+	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>					General negative and positive environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the</p>													

	<p>majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p> <p>Gap development of medium or low density housing integrated into existing small scale landscape spaces but retaining areas of existing trees and woodland is recommended.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
060 and CD190	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the Kilmarnock.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of considerable areas of good quality, locally important agricultural land. Consequently, development would have an overall negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the Kilmarnock. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>													

	<p>The site is a large site located to the south of Kilmarnock, remote from and isolated from the existing settlement. The site is of a size and scale which could possibly be considered to be commensurate with the size and scale of the settlement. However, It is not considered possible to integrate the site with the settlement in physical terms and any development would not be in keeping with the existing urban form of the settlement, or respect its settlement pattern and identity. Consequently, the development of the area would have a significant negative impact on urban form, settlement pattern and identity in this regard.</p> <p>It is considered that, because of the peripheral isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and that development of the overall site would not respect environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
077(a)	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The northernmost of the three fields lies within the Northcraig Water Catchment Area. There is a public Right of Way which runs through the site.</p> <p>The northern tip of the northern field lies within both the Harelaw / Onthank and Glenmavis / Onthank gas main bands of interest.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Overall, development would therefore have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'. The northernmost portion of the site is identified as an indicative landscape strategy area to preserve the setting of the settlement. In principle, the development of the area for the purposes proposed is not considered acceptable in landscape capacity terms and it is not considered that development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p>													



	<p>The southernmost field comprising the suggested site is located within the existing settlement boundary of Kilmarnock and comprises part of the Rowallan Business site. The rest of the site is located to the north of, and directly adjacent to, the settlement boundary of Kilmarnock. The part of the site lying outwith the settlement boundary has no direct linkages with any adjacent residential areas and cannot be easily integrated with the existing settlement. It is considered that development of the site would not, therefore, be acceptable in terms of urban form, settlement pattern and identity. It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
077(b)	+	+/-	o	o	-	o	o	-	o	o/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The whole of the northern field lies within both the Harelaw / Onthank and Glenmavis / Onthank gas main bands of interest.</p> <p>Part of the northern field is also of archaeological interest, as identified by the West of Scotland Archaeological Service.</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>													
<b>Comment and Recommendations</b>					<p>The site comprises two separate areas of land located to the north east of the Rowallan / Kilmaurs road. The topography of the land in question is such that both areas are generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Overall, development would therefore have both positive and negative environmental impacts with regard to the protection and use of soils. With part of the northern field being of archaeological interest, as identified by the West of Scotland Archaeological Service, development of this area could also have a negative impact on the historic environment.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'. In principle, the development of the area for the purposes proposed is not considered acceptable in landscape capacity terms and it is not considered that development of the site</p>													

	<p>could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of and directly adjacent to the settlement boundary of Kilmarnock and is separated from the town by the minor road linking the Rowallan area with Kilmaurs. There are, therefore, no direct linkages with the any surrounding development and the site cannot be integrated with the existing settlement. It is considered that development of the site would not, therefore, be acceptable in terms of urban form, settlement pattern and identity. It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
077(c)	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>A series of electricity lines cross the site.</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p>													

	<p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
077(d)	+	+/-	o	-	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The area falls within the Rowallan Estate Provisional Wildlife Site, WD41 and 2 rights of way cross the area</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p>													

	<p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
077(e)	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The southern part of the site comprises an Area of Ancient Woodland and there is a mine shaft located within the site.</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p>													



	<p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
078, CD173 and CD189	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'. The south western portion of the site is identified as an indicative landscape area to provide screening and as an area with the opportunity to provide a gateway feature enhancing the main approach to Kilmarnock from the north. The northern part of the site is also classed as part of a larger 'Indicative Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Fenwick.</p> <p>A line of electricity pylons are located in the eastern portion of the site.</p> <p>The south western portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. However, the development would also result in the loss of an area of good quality locally important agricultural land and thus have a negative environmental impact on that portion of the site. While development would not improve, conserve or upgrade the quality of soils on the remainder of the site, development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Overall, development would therefore have both positive and negative environmental impacts with regard to the protection and use of soils.</p>																	

In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'. The south western portion of the site is identified as an indicative landscape area to provide screening and as an area with the opportunity to provide a gateway feature enhancing the main approach to Kilmarnock from the north. The northern part of the site is also classed as part of a larger 'Indicative Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Fenwick. In principle, the development of the area for the purposes proposed is not considered acceptable in landscape capacity terms and it is not considered that development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.

The site is located to the north of, and directly adjacent to, the settlement boundary of Kilmarnock. The site has no direct linkages with the existing residential area to the south and cannot be easily integrated with the existing settlement. Development of the area would also result in a significant degree of coalescence, both in physical and visual terms, between the settlement of Fenwick and Kilmarnock. It is considered that development of the site would not, therefore, be acceptable in terms of urban form, settlement pattern and identity. It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.

<b>Mitigation Required</b>	Not Applicable
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	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
<b>079</b>	+/-	+/-	o	o	+/-	o	o	+/-	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the central and western portions of the area of land in question are identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view. There are 13 pit shafts located throughout the site</p> <p>The southern portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are 13 pit shafts located throughout the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of locally important, good quality agricultural land in the southern portion of the site. Consequently, development would have both negative and positive environmental impacts in so far as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the eastern portion of the site is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Indicative Area with Potential' for development. In principle, the development of this eastern portion of the area for residential purposes is considered acceptable in landscape capacity terms. The central and western</p>																	

portions of the area of land in question are identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view. Both positive and negative impacts will be experienced in so far as landscape capacity and landscape character are concerned.

The site is located to the west of Kilmarnock directly adjacent to the settlement boundary. The suggested development site is of a size and scale commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity. However, at the same time, development of the area will contribute significantly to the coalescence of Kilmarnock and Crosshouse, both in physical and visual terms. Both positive and negative impacts will be experienced in so far as respecting urban form is concerned.

It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.

<b>Mitigation Required</b>	<p>Medium density housing would be suitable, avoiding Fardalehill, which should be conserved and enhanced, and providing a new landscape integrated urban edge that may incorporate community woodland and buffer woodland planting / space along the railway line.</p> <p>Any development should be limited to those parts of the site directly adjoining the Kilmarnock settlement boundary, within the area considered suitable for development in landscape terms, as identified in the Council's landscape study.</p>
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Site Ref No	Environmental Criteria																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
081(a)	+/-	+/-	o	o	+/-	o	o	+/-	o	o/-	?	-	o	-	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts.														
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the western portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view.</p> <p>There are 2 pit shafts located within the site. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>														
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are two pit shafts located within the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of locally important, good quality agricultural land in the southern portion of the site. Consequently, development would have both negative and positive environmental impacts in so far as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the eastern portion of the site is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Indicative Area with Potential' for development. In principle, the development of this eastern portion of the area for residential purposes is considered acceptable in landscape capacity terms. The western portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part</p>														



of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view. Both positive and negative impacts will be experienced in so far as landscape capacity and landscape character are concerned.

The site is located to the west of Kilmarnock directly adjacent to the settlement boundary. The suggested development site is of a size and scale commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity. However, at the same time, development of the area will contribute significantly to the coalescence of Kilmarnock and Crosshouse, both in physical and visual terms. Both positive and negative impacts will be experienced in so far as respecting urban form is concerned.

It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.

<b>Mitigation Required</b>	<p>Medium density housing would be suitable, avoiding Fardalehill, which should be conserved and enhanced, and providing a new landscape integrated urban edge that may incorporate community woodland and buffer woodland planting / space along the railway line.</p> <p>Any development should be limited to those parts of the site directly adjoining the Kilmarnock settlement boundary, within the area considered suitable for development in landscape terms, as identified in the Council's landscape study.</p>
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
081(b)	+/-	+/-	0	0	-	-	0	+	0	0	?	-	0	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question, with its estate landscape, has not been identified as an area where residential development would be acceptable in terms of landscape capacity.</p> <p>There are 5 pit shaft located within the site</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there are eight pit shafts located throughout the site, indicating that the area may previously have been undermined. The development would result in the loss of areas of prime quality agricultural land in the north western portion of the site. Consequently, development would have both negative and positive environmental impacts in so far as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question, with its estate landscape, has not been identified as an area where residential development would be acceptable in terms of landscape capacity. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the west of Kilmarnock directly adjacent to the settlement boundary and comprises part of the Caprington Golf Course. Development of the area could therefore result in the loss of a green space important for recreation and amenity. However, the suggested development site is of a size and scale commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it</p>													

	<p>is considered that residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.</p>
<b>Mitigation Required</b>	Any future development of the site should avoid the various pit shafts located within the site.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
081(c)	+	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>There is a pit shaft located in the central part of the site.</p> <p>With the exception of the north westernmost portion of the site, the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There is, however, a pit shaft located in the central part of the site, indicating that the site may have been previously undermined. The major portion of the site comprises an area of locally important good quality agricultural land with the westernmost section of the site being classed as prime quality. Consequently, development of the overall area would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore not considered that residential development of the central section of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts are therefore likely to be</p>													

	<p>experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, development of the area would not help reduce distances travelled by local residents or encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
081(d), 086(a)(iii), 220(e) and CD216	+/-	-	0	0	+/-	0	0	+	0	0	?	-	0	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the northern and southern portions of the area of land in question are identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as an 'Indicative Landscape Area' where areas of new landscape planting are required to accompany new development as buffer zones or screening areas. These portions of the area are not considered appropriate for future residential development in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of areas of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the central portion of the area of land in question (approximately 1/3 of the site area) is identified within the Study's landscape capacity hierarchy as part of an area of higher landscape sensitivity to development. However, this area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of this central portion of the site for residential</p>													

	<p>purposes is considered acceptable in landscape capacity terms. The northern and southern portions of the area of land in question are identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as an 'Indicative Landscape Area' where areas of new landscape planting are required to accompany new development as buffer zones or screening areas. These portions of the area are not considered appropriate for future residential development in landscape capacity terms.</p> <p>The site is located to the south of Kilmarnock, directly adjacent to the settlement boundary and is bordered on its eastern boundary by the A77 trunk road. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. It is possible to integrate the site with the settlement in physical terms and it is considered that a sympathetic residential redevelopment of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity. It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without some damage or detriment to the area in environmental terms. Development would, however respect environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>New woodland planting should be carried out along the line of the A77 for screening purposes.</p>



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
081(e)	+	-	o/-	o	+/-	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>					General positive and negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the eastern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this area is not considered acceptable from the landscape capacity point of view. The eastern part of the area is at risk from a 1 in 100 year flooding event. A Flood Risk Assessment of the site requires to be carried out.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the major part of the site, with the exception of the area directly adjacent to the Fenwick Water and an area to the northern portion of the site, is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. The</p>													

area of land adjacent to the Fenwick Water and the area to the north are identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the overall area will therefore have both positive and negative environmental impacts in so far as landscape is concerned. With the eastern part of the area being at risk from a 1 in 100 year flooding event, negative environmental impacts may be experienced in so far as the water environment is concerned, for that part of the site.

The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.

It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.

<b>Mitigation Required</b>	None
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
086(a)(ii), 220(a) and CD215	+	-	o/-	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock.</p> <p>The north western and south westernmost portions of the site are classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land. The south eastern part of the site is at risk form flooding. There are two mine shafts located on the site. Part of the Riccarton Moss (Crossbush) Provisional Wildlife site is present to the south of the site with the rest of the provisional wildlife site lying directly adjacent to the southern boundary.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. There are, however, two pit shafts located in the site, indicating that the site may have been previously undermined. The development would result in the loss of areas of good quality, locally important agricultural land in the north western and south westernmost portions of the site. Consequently, development within those areas would have negative environmental impacts in so far as the protection and use of soils is concerned. The remaining south eastern portion of the site is at risk from flooding and development in that area will have negative</p>																	

environmental impacts in so far as the water environment is concerned.

In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. The area is not considered appropriate for future residential development in landscape capacity terms. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.

The site is located to the south east of Kilmarnock, directly adjacent to the settlement boundary and is bordered on its western boundary by the A77 trunk road. The suggested development site is of a large size and scale which is not considered to be commensurate with the size and scale of the settlement. It is not possible to satisfactorily integrate the site with the settlement in physical terms and it is not considered that residential redevelopment of the site would respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. *Development will also affect the porvisional wildlife site which is present to the south of the area.* Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and that such development would

	not respect environmental capacity.
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
089(b)	+/-	+	o	o	-	?	+	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p> <p>There are 2 pit shafts located at the eastern boundary of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. There are, however, two pit shafts located in the site, indicating that the site may have been previously undermined. Both positive and negative impacts will therefore be experienced in so far as landform is concerned. The development is a brownfield site and there are no implications regarding the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is not identified within the Study's landscape capacity hierarchy as an area suitable for residential development. It is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located in an isolated position, remote from the existing settlement boundary of Kilmarnock and separated from the town by the A77 Trunk Road. Although the suggested development site is small, it is not possible to satisfactorily integrate the site with the settlement, either in physical or visual terms, and it is not considered that residential redevelopment of the site would respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. The site does, however, relate to an area of brownfield land and development of the area would help regenerate a presently degraded</p>													

	<p>environment.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and that such development would not respect environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
090(b)	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question, with the exception of the southernmost portion of the area, has not been identified as an area where residential development would be acceptable in terms of landscape capacity. Development of the site, with the exception of the southernmost portion, is not considered acceptable from the landscape capacity point of view.</p> <p>Higher ground to the north is a design constraint.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of large areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the southernmost portion of the site is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Indicative Area with Potential' for development. In principle, the development of this southern portion of the area for residential purposes is considered acceptable in landscape capacity terms. With the exception of this southernmost portion of the area, the major part of the site has not been identified in the study as an area where residential development would be acceptable in</p>													

	<p>terms of landscape capacity. In overall terms, the development of the site is not acceptable from the landscape capacity point of view and it is therefore not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is large and physically isolated from the settlement boundary of Crookedholm and, consequently, it is not considered possible to physically integrate the area with the existing settlement. Residential development of the site would not, therefore, be acceptable or compatible in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
093	+	-	o	o	+	o	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>					General positive and neutral environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. The development would result in the loss of an area of good quality, locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this portion of the area for residential purposes is considered acceptable in landscape capacity terms. It is therefore considered that residential development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the north of Kilmarnock, directly adjacent to the settlement boundary. The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity.</p> <p>It is considered that, because of the location of the site directly adjacent to a busy main road on the major access route to the M77 motorway and the distance of the site from the</p>													

	<p>majority of local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. However, the site is located close to the existing neighbourhood centre on Glasgow Road and also on a main bus route. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>None</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
098(a)	+	+/-	o	o	-	o	o	-	o	o/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The northernmost of the three fields lies within the Northcraig Water Catchment Area. There is a public Right of Way which runs through the site.</p> <p>A gas main band of interest impacts on the site, directly affecting field number 16, as shown on the plan accompanying the suggestion. Part of field No. 16 is also of archaeological interest, as identified by the West of Scotland Archaeological Service.</p> <p>The northern tip of the northern field lies within both the Harelaw / Onthank and Glenmavis / Onthank gas main bands of interest.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Overall, development would therefore have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development'.</p>													

The northernmost portion of the site is identified as an indicative landscape strategy area to preserve the setting of the settlement. In principle, the development of the area for the purposes proposed is not considered acceptable in landscape capacity terms and it is not considered that development of the site could take place without detriment to landscape character, local distinctiveness and the scenic value of the area.

With regard to that portion of the site located to the south west of Kilmaurs Road, (field numbers 24 and 27), part of the southernmost field (27) is located within the existing settlement boundary of Kilmarnock and comprises part of the Rowallan Business site. The rest of this part of the site is located to the north of, and directly adjacent to, the settlement boundary of Kilmarnock. The part of the site lying outwith the settlement boundary has no direct linkages with any adjacent residential areas and cannot be easily integrated with the existing settlement.

With regard to that part of the site located to the north east of Kilmaurs Road (field numbers 32, 35, 40 and part of 45) the area has no direct linkages with any adjacent residential areas and cannot be easily integrated with the existing town. Similarly, integration of the northernmost field (field number 16) with the settlement can not be achieved, either. Part of field No. 16 is also of archaeological interest, as identified by the West of Scotland Archaeological Service and development of the area would also have a negative impact on the historic environment.

It is considered that development of the overall site would not, therefore, be acceptable in terms of urban form, settlement pattern and identity. It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design

	quality remain unknown. It is considered that development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity.
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
098(b) and CD212(b)	+/-	+/-	o	-	-	o	o	-	o	o/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>A gas main band of interest impacts on the site, directly affecting field numbers 26, 33, 43, 44, 48, and 49 as shown on the plan accompanying the suggestion.</p> <p>The southern part of the site comprises an Area of Ancient Woodland and there is a mine shaft located within the site.</p> <p>The area falls within the Rowallan Estate Provisional Wildlife Site, WD41 and 2 rights of way cross the area</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. However, the existence of a mine shaft in the area would indicate that the area may have been previously undermined. Both positive and negative impacts may therefore be experienced in so far as landform is concerned. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part</p>																	



	<p>of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
098(c) and CD212(a)	+	+/-	o	-	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>A gas main band of interest impacts on the site, directly affecting field numbers 14, 15, 18, 19, 21, 30 and 31 as shown on the plan accompanying the suggestion.</p> <p>Fields numbers 2, 4 and 14 are designated as listed wildlife sites</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area. Part of the area are designated as listed wildlife sites and development would impact adversely on habitats and species.</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the</p>																	

	<p>settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
109	+	+/-	-	o	+/-	o	o	+	o	o	?	-	o	-	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.														
<b>Potential Development Constraints</b>					The western part of the site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of this portion of the site is not therefore considered acceptable in landscape capacity terms. There is a pit shaft located along the western boundary of the site. The area is low lying and at risk from a 1 in 100 year flooding event. A Flood Risk Assessment of the site requires to be carried out.														
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. However, there is a pit shafts located within the site, indicating that the area may previously have been undermined. Consequently, development would have both positive and negative environmental impacts in so far as landform is concerned. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils. The area is low lying and at risk from a 1 in 100 year flooding event. Development of the site could therefore have a negative environmental impact in so far as the water environment is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the eastern portion of the site is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an 'Area Most Suitable for Development'. In principle, the development of this eastern portion of the area for residential purposes is considered acceptable in landscape capacity terms. The western part of the site is not identified in the Study as an area suitable for residential development and development of</p>														

	<p>this area is not therefore considered acceptable in respect of landscape capacity. Both positive and negative environmental impacts will, therefore, be experienced in this regard.</p> <p>The site is located to the west of Kilmarnock directly adjacent to the settlement boundary and is of a size and scale commensurate with the size and scale of the settlement. The site is capable of integration with the adjacent residential area in physical terms and it is considered that residential development of the site would respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area in environmental terms. However, it is also considered that development of the area could generally be effected while respecting environmental capacity.</p>
<b>Mitigation Required</b>	A Flood Risk Assessment of the site requires to be carried out.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
123 and CD030(b)	+	+/-	o	o	+	o	o	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>					General neutral and positive environmental impacts.													
<b>Potential Development Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>Being a development site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. Development of the site would, however, positively help regenerate an unused area and have a positive impact in this regard.</p> <p>The site is located to the west of Western Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic development of the site for an appropriate use could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality.</p> <p>With its peripheral location, the site is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use. The site is, however, located close to a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be</p>													

	<p>experienced in this regard.</p> <p>Development of the site for residential use or any other appropriate purpose will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
124	+	+	o	o	o	o	+	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>						General positive environmental impacts.												
<b>Potential Development Constraints</b>						None												
<b>Comment and Recommendations</b>						<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>Being a development site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. Development of the site would, however, positively help regenerate an unused area and have a positive impact in this regard.</p> <p>The site is located to the south of Irvine Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality. The site is also a brownfield site and its development would positively help to regenerate the area.</p> <p>With its peripheral location, the site is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or reduce the use of the private car. The site is, however, located close to a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts</p>												



	<p>could therefore be experienced in this regard.</p> <p>Development of the site for residential use or any other appropriate purpose will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
140(a) and CD206	+	-	o/-	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>There are 6 pit shafts located within the site.</p> <p>Parts of the site along the southern boundary are at risk from flooding.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. There are, however, six pit shafts located in the site, indicating that the site may have been previously undermined. The development would result in the loss of a large area of good quality, locally important agricultural land and, consequently, development of the area would have negative environmental impact in so far as the protection and use of soils is concerned. Parts of the site are also at risk from flooding and development in those areas will have negative environmental impacts in so far as the water environment is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is not identified as an area suitable for residential development. The area is not therefore considered appropriate for future residential development in landscape capacity terms and it is further considered that residential</p>																	

	<p>development of the site could not take place without detriment to landscape character, local distinctiveness and the scenic value of the area.</p> <p>The site is located to the south east of Kilmarnock, directly adjacent to the settlement boundary but separated from the town by the busy A71 dual carriageway between the Bellfield Interchange and Moorfield. The suggested development site represents a large scale ribboning of development along the River Irvine into the open countryside It is not possible to satisfactorily integrate such a development with the settlement in physical terms and it is not considered that residential redevelopment of the site would, in any way, respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity.</p> <p>It is considered that, because of the remote location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area in environmental terms and that such development would not respect environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
141	+	-	o	o	o/-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crosshouse.</p> <p>Part of the site lies comprises an area of land included in the Moorfield Strategic Industrial site. The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would result in the loss of areas of locally important, good quality agricultural land in the southern portion of the site. Consequently, development would have both negative and positive environmental impacts in so far as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crosshouse. Development of this area is not considered acceptable from the landscape capacity point of view and negative impacts will be</p>													

	<p>experienced in so far as landscape capacity and landscape character are concerned.</p> <p>The site is located to the west of Kilmarnock directly adjacent to the settlement boundary. The suggested development site is of a size and scale commensurate with the size and scale of the settlement. However, with the location of the site to the west of the busy road linking the Moorfield and Crosshouse roundabouts, it is not considered possible to integrate the site satisfactorily with Kilmarnock in physical terms and it is considered that residential redevelopment of the site would not respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. At the same time, development of the area will contribute significantly to the coalescence of Kilmarnock and Crosshouse, both in physical and visual terms. Significant negative impacts will, therefore, be experienced in so far as respecting urban form is concerned.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area in environmental terms.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
146, 149, 150, 151, 152 , 153	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>With the exception of a limited area of land to the north of Crookedholm, the site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of the major part of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would result in the loss of large areas of locally important, good quality agricultural land. Consequently, development would have a negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of a limited area of land to the north of Crookedholm, the site in question is not identified as an area suitable for residential development. Development of the major part of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is located to the east of Kilmarnock but is physically divorced from the settlement by the A77 trunk Road. The suggested development site is of a significant size and scale not considered to be commensurate with the size and scale of the settlement. In addition, with</p>													

	<p>the location of the site to the east of the busy A77 trunk road, it is not possible to integrate the site satisfactorily with Kilmarnock in physical terms and it is considered that residential redevelopment of the site would not respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. At the same time, development of the area will contribute significantly to the coalescence of Kilmarnock and Crookedholm, both in physical and visual terms. Significant negative impacts will, therefore, be experienced in so far as respecting urban form is concerned.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area in environmental terms.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
147	+/-	-	o	o	+/-	o	o	+/-	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>					General neutral and negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the northern and westernmost portions of the area of land in question are identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Kilmaurs.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land. There is a gas main band of interest running through the western part of the site. There are two mine shafts on the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. There are, however, two pit shafts located in the site, indicating that the site may have been previously undermined. The development would result in the loss of a large area of good quality, locally important agricultural land. Consequently, development would have an overall negative environmental impact in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the southern portion of the site is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an 'Indicative Area with Potential' for development. In principle, the development of this southern portion of the area for residential purposes is considered acceptable in landscape capacity terms. The northern and westernmost portions of the area of land in question are identified within the Study's landscape capacity hierarchy as part of an area identified as an</p>													



'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Kilmaurs. Development of the overall area will have both positive and negative environmental impacts in so far as landscape is concerned.

The site is an large site located to the north west of Kilmarnock and is of a size and scale which is commensurate with the size and scale of the settlement. It is considered possible to integrate the site with the settlement in physical terms and it is also considered that any residential redevelopment of the overall site could be designed to respect and be in keeping with the existing urban form of the settlement, its settlement pattern and identity. However, development of particularly the northern part of the site would result in a considerable degree of coalescence, both in physical and visual terms, between the settlements of Kilmarnock and Kilmaurs. Consequently, the development of the overall area would have both positive and negative impacts on urban form, settlement pattern and identity in this regard.

It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms and that development of the overall site would not respect environmental capacity.

<b>Mitigation Required</b>	None
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
154	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of this part of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of a large area of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is large, physically isolated and remote from the settlement boundaries of both Kilmarnock and Crookedholm. Consequently, it is not considered possible to physically integrate the area with either settlement. Residential development of the site would not, therefore, be acceptable or compatible with Crookedholm or Kilmarnock in terms of urban form, settlement pattern or identity.</p>													

	<p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
156	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site in question is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development. Development of this part of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of a large area of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is large, physically isolated and remote from the settlement boundaries of both Kilmarnock and Crookedholm. Consequently, it is not considered possible to physically integrate the area with either settlement. Residential development of the site would not, therefore, be acceptable or compatible with Crookedholm or Kilmarnock in terms of urban form, settlement pattern or identity.</p>													

	<p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
157	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the western portion of the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of this part of the site is not therefore considered acceptable in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of a large area of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area</p>													

	<p>The site is located to the east of Kilmarnock but is physically divorced from the settlement by the A77 trunk Road. The suggested development site is of a size and scale which could be considered commensurate with the size and scale of the settlement. However, with the location of the site to the east of the busy A77 trunk road, it is not possible to integrate the site satisfactorily with Kilmarnock in physical terms and it is considered that residential redevelopment of the site would not respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. Significant negative impacts will, therefore, be experienced in so far as respecting urban form is concerned.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area in environmental terms.</p>
<b>Mitigation Required</b>	Not Applicable



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
167	+	+/-	o	o	-	o	o	-	o	-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock.</p> <p>There are two gas main bands of interest running through the site.</p> <p>There is a site of archaeological interest to the south west of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of Kilmarnock. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to</p>													

	<p>landscape character, local distinctiveness or the scenic value of the area</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
220(d)	+/-	+/-	o	o	+	o	+	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>					General neutral or positive environmental impacts.													
<b>Potential Development Constraints</b>					This site has a public right of way running through it and there are two mine shafts on the site. It should also be noted that there are existing industrial uses on the site.													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>Being a development site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. However, development of the area would generally be considered acceptable in landscape character terms. Development of the site would, however, positively help regenerate degraded industrial and business area and have a positive impact in this regard.</p> <p>The site is located to the south of Irvine Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality. The site is also a brownfield site and its development would positively help to regenerate the area.</p> <p>With its peripheral location, the site is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by</p>													

	<p>local residents and will not promote, encourage or facilitate walking, cycling or the use. The site is, however, located close to a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential use or any other appropriate purpose will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD072	+/-	o	o/-	o	o	o	o	+/-	+	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Environmental Constraints</b>					The area contains a British Gas Major Hazard Installation and the notified substance is flammable gas. There are two pit shafts to the east of the site. The site is also at risk from a 1 in 100 year flood event													
<b>Comment and Recommendations</b>					<p>The site is located within the settlement boundary of Kilmarnock and comprises part of a disused industrial complex and part of an open area flood plain area. Any development of the site would respect existing landform but the existence of two pit shafts on the site would indicate that the site has been previously undermined. Both positive and negative impacts would be experienced in this regard. Having already been developed for industrial purposes, development of the eastern portion of the site for housing would not result in any soils being degraded. While development of the rest of the site would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development of the overall site would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>The western part of the site lies within a functional flood plain and development within this area could have significant negative impacts on the water environment. Flood risk may also negate any successful development of this particular area as a whole.</p> <p>It is not considered that development of the area would reduce distances travelled or journey length although, being located within the existing settlement boundary, the development could positively facilitate walking and cycling and reduce use of the private car for some locally based shopping and recreational purposes. Development of the area could also help improve existing urban form and townscape.</p>													

	<p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. The environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be not be effected without some damage or detriment to the area although redevelopment of the existing developed part of the site could be carried out without exceeding environmental capacity. Both positive and negative environmental capacity impacts would therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD090	+	+/-	o	o	o	?	+	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>					General positive environmental impacts.													
<b>Potential Environmental Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>Being a development site located within the settlement boundary, the site has not been subject to appraisal in landscape terms. Development of the site would, however, positively help regenerate an unused area and have a positive impact in this regard.</p> <p>The site is located to the south of Irvine Road in Kilmarnock. The suggested development site is of a size and scale which is commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Development could also contribute positively to improving townscape quality. The site is also a brownfield site and its development would positively help to regenerate the area.</p> <p>With its peripheral location, the site is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or reduce the use of the private car. The site is, however, located close to a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts</p>													

	<p>could therefore be experienced in this regard.</p> <p>Development of the site for residential use or any other appropriate purpose will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area in environmental terms and respect environmental capacity.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD 101	+	0	-	0	-	0	+	-	0	-	?	-	0	-	-	-	-	-
<b>Nature of Impact</b>						General negative environmental impacts												
<b>Potential Environmental Constraints</b>						<p>The whole site is classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land</p> <p>The site is within a Gas Main Band of Interest (Genmavis/Onthank) and there is a pit shaft to the south of the site.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p>												
<b>Comment and Recommendations</b>						<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. The site is also classed by the Macaulay Land Use Institute as Class 3(1) Prime Quality Agricultural Land and the development would therefore have a negative environmental impact with regard to the protection and use of soils. It is however, accepted that the site represents part of a larger brownfield site and that this designation may now be inaccurate.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area. The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the</p>												

	<p>settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the isolated location of the site, remote from the existing settlement, and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD121	+	-	0	-	-	0	0	+	0	0	?	-	0	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					<p>The north of the site contains a Gas Main Band of Interest (Springside Tee / Kilmarnock Tee).</p> <p>The whole site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land.</p> <p>A right of way bisects the area to the south.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. However, a major gas main is located under, and runs the whole length of the proposed development site. Consequently, the site might not prove developable in practical and physical terms. The site is also classed by the Macaulay Land Use Institute as Class 3(2) Locally Important, Good Quality Agricultural Land and the development would therefore have a negative environmental impact with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without</p>													

	<p>detriment to landscape character, local distinctiveness or the scenic value of the area.</p> <p>The site is a peripheral site which the Council has included within the settlement boundary of Kilmarnock in the consultative draft version of the local plan alteration. It is therefore considered that, in principle, a sympathetic residential development of the site would be acceptable and compatible with Kilmarnock in terms of urban form, settlement pattern and identity.</p> <p>With its peripheral location, the site is remote from the majority of local services and facilities. Any development of the area will not therefore help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or reduce the use of the private car. The site is, however, located close to a bus route and may therefore help facilitate the use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without some damage or detriment to the area. It is however, considered that development could take place without exceeding environmental capacity. Both positive and negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD122	+	-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Environmental Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crosshouse.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would result in the loss of areas of locally important, good quality agricultural land in the southern portion of the site. Consequently, development would have both positive and negative environmental impacts respectively insofar as landform and the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as part of an area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to prevent coalescence and to preserve the settings of Kilmarnock and Crosshouse. Development of this area is not considered acceptable from the landscape capacity point of view and negative impacts will be experienced in so far as landscape capacity and landscape character are concerned.</p>													

	<p>The site is located to the west of Kilmarnock directly adjacent to the settlement boundary. However, with the location of the site to the west of the busy road linking the Moorfield and Crosshouse roundabouts, it is not considered possible to integrate the site satisfactorily with Kilmarnock in physical terms and it is considered that residential redevelopment of the site would not respect or be in keeping with the existing urban form of the settlement, its settlement pattern and identity. At the same time, development of the area will contribute significantly to the coalescence of Kilmarnock and Crosshouse, both in physical and visual terms. Significant negative impacts will, therefore, be experienced in so far as respecting urban form is concerned.</p> <p>It is considered that, because of the location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area in environmental terms.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD158	+	0	0	0	-	0	+	-	0	0	?	-	-	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					<p>A Right of Way cuts through a small section of the site to the South West.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. It is accepted that the site represents a brownfield redevelopment site and that development is unlikely to impact adversely on soil quality.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area. It is accepted however, that redevelopment of the site would positively help assist in regenerating an existing degraded environment.</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p>													

	<p>It is considered that, because of the isolated location of the site, remote from the existing settlement, and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD164	+/-	o	o	o	o	o	+	-	+	o	?	-	o	-	+	-	-	+/-
<b>Nature of Impact</b>					General neutral, positive and negative environmental impacts.													
<b>Potential Environmental Constraints</b>					The area contains a Diageo Scotland Ltd Major Hazard Installation and the notified substance is Ethanol / Water Mixture.													
<b>Comment and Recommendations</b>					<p>The site is located within the settlement boundary of Kilmarnock and comprises a former recreational ground which is presently disused. It is considered that any development of the site would respect existing landform and positive environmental impacts would be experienced in this regard. Having already been developed for recreational purposes, development of the site for housing would not result in any soils being degraded.</p> <p>While development of the area for housing purposes would not reduce the need for travel and journey length, development of the area could help facilitate walking and cycling and reduce use of the private car for locally based shopping and recreational purposes. However, any housing development would be isolated in the centre of an area used for industrial purposes and the development would be unlikely to respect existing urban form or townscape. It is accepted however, that redevelopment of the site would positively help assist in regenerating an existing degraded environment and possibly improve townscape quality.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. The environmental effects</p>													

	<p>of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without some damage or detriment to the area. Development could, however, be achieved while respecting environmental capacity. Both negative and positive environmental impacts are likely to be experienced in this regard.</p>
<b>Mitigation Required</b>	
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD213	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Environmental Constraints</b>					<p>There is a pit shaft on the western boundary of the site.</p> <p>The site is covered by Gas Main Band of Interest (Springside Tee/Kilmarnock Tee)</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. However, a major gas main is located under the proposed development site. Consequently, the site might not prove developable in practical and physical terms. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area.</p> <p>The site is physically isolated and remote from the settlement boundaries of Kilmarnock and,</p>													

	<p>consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Kilmarnock in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the isolated location of the site, remote from the existing settlement, and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration.</p>
<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

**BACKGROUND INFORMATION: APPENDIX 13B: SEA OF IRVINE VALLEY CORRIDOR SETTLEMENT SITES****DARVEL AND PRIESTLAND**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>007</b>	<b>Land to East of Jamieson Road</b>	<b>Mr and Mrs J. Mair, Hollies, Seaview, Dunmore, Beauly, Inverness Shire, IV4 7AB</b>
<b>019</b>	<b>Land to East of Darvel</b>	<b>Mrs Mary Callan, per Kilpatrick and Walker, 4 Wellington Square, Ayr KA7 1EN</b>
<b>028</b>	<b>Land to West of Cemetery</b>	<b>Mr A. Ireland, W.H. Ireland and Sons, Laigh Braidley Farm, Darvel KA17 0NF</b>
<b>031</b>	<b>Land adjacent to Greenbank Mill</b>	<b>Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND</b>
<b>037(a)</b>	<b>Land to South of A71 at Priestland</b>	<b>Mr James Rutherford, Loanfoot Farm, Darvel KA17 0LR</b>
<b>037(b)</b>	<b>Land to North of A71 at Priestland</b>	<b>Mr James Rutherford, Loanfoot Farm, Darvel KA17 0LR</b>
<b>039</b>	<b>Land at Greenhall, Darvel</b>	<b>Mr Ian Scade, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND</b>
<b>056</b>	<b>Land at Hillview Road / Paton Drive</b>	<b>Mr John Dolan, Mill House, Laigh Milton Mill, Crosshouse, Kilmarnock KA2 0BP</b>
<b>092(b)</b>	<b>Land at the Dublin</b>	<b>Mr A. Paterson, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX</b>

095(d)	Land at Crofthead, Priestland	Mr. Andrew Walters, Atkins, Clifton House, Clifton Place, Glasgow G3 7YY
100	Land to South of A71 at Priestland	Mr John Dolan, Property Matters Ayrshire, Millhouse, Laigh Milton Mill, Crosshouse, Kilmarnock KA2 0BP
106	Land at Jamieson Road, Darvel	Mr J Mair, per George H. Campbell, 1 South Dean Road, Kilmarnock KA3 7RE
119	Land to South of the Playing Field in Darvel	GVA Grimley, Sutherland House, 149 St. Vincent Street, Glasgow G2 5NW
193	Land to South of A71 at Priestland	Mrs M. Kirkland, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2 <sup>ND</sup>
194	Land at Hillview Road / Paton Drive	Taylor Associates, 17 Barns Street, Ayr KA7 1XB
215(a)	Land to South of A71 at Priestland	Councillor Suggestion at Member's Seminar
215(b)	Land to North of A71 at Priestland	Councillor Suggestion at Member's Seminar
215(c)	Land to South of A71 at Priestland	Councillor Suggestion at Member's Seminar
215(d)	Land to East of Jamieson Road	Councillor Suggestion at Member's Seminar
215(e)	Land at Paton Drive	Councillor Suggestion at Member's Seminar
215(f)	Land at Gilliland Road	Councillor Suggestion at Member's Seminar
215(g)	Land to East of Darvel	Councillor Suggestion at Member's Seminar

CD022	Land at Jamieson Road, Darvel	Mr J Mair, per George H. Campbell, 1 South Dean Road, Kilmarnock KA3 7RE
CD034	Land adjacent to Greenbank Mill	Mark Winter Esq., John Aird and Co., per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND
CD036	Land to South of A71 at Priestland	Mrs M. Kirkland, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2 <sup>ND</sup>
CD049	Land at Gilliland Road	Mr John Dolan, Property Matters Ayrshire, Millhouse, Laigh Milton Mill, Crosshouse, Kilmarnock KA2 0BP
CD050	Land at Gilliland Road	Mr A Kerr, Knevocklaw Farm, Darvel KA17 0NQ
CD061	Land at the Dublin	Mr A. Paterson, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX
CD100	Land at Greenhall, Darvel	Mr Ian Scade, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND
CD104	Land at Gilliland Road	Crannog Developments, per Mr P. Neaves, RPS, 45 Timberbush, Bernard Street, Leith, Edinburgh EH 6 6QH
CD137	Land at the Dublin	Lynch Developments Ltd., per Ms Alison Hurd, Warren Consultants, Milngavie Enterprise Centre, Ellangowan Court, Milngavie, Glasgow G62 8PH
CD151	Land to North of Priestland	Mr G Ferguson, Checkpoint, Priestland, Darvel KA17 0LP
CD153	Land at Cemetery Road	Mr A. Paterson, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX

<b>CD160</b>	<b>Land to West of Cemetery</b>	<b>W.H. Ireland and Sons, per Hendersons, East Nertherton, Milnathort, Kinross KY13</b>
<b>CD163</b>	<b>Land at North Darvel</b>	<b>Mr John Dolan, Mill House, Laigh Milton Mill, Crosshouse, Kilmarnock KA2 0BP</b>
<b>CD204</b>	<b>Land at Burn Road</b>	<b>Mr Ronnie McEwan, 39 St Cuthbert Street, Catrine KA5 6JW</b>



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
007, 106, 215(d) and CD002	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern and identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered</p>													

	<p>that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be effected without some damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
019, 092(b), 215(g), CD061 and CD137	+	+/-	-	o	+	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>	General neutral or negative environmental impacts.																	
<b>Potential Development Constraints</b>	The site lies within an area of identified flood risk.																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, the development of the site for residential purposes is therefore considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The site lies directly adjacent to the River Irvine and within an area of identified flood risk. Negative environmental impacts may therefore be experienced in so far as the water environment is concerned.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be</p>																	

	<p>experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
028 and CD160	-	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is extremely steep and, as such, it is considered that the site is not physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>It is considered that because of its isolated and peripheral position to the north east of Darvel, and its separation from the main body of the town by the former railway line which forms a strong defensible boundary to the settlement, it is not considered that residential development of the site would help consolidate, enhance or contribute to the improvement</p>													

	<p>of the existing urban form of the town, its settlement pattern or identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
031 and CD034	+	+/-	-	o	+/-	o	o	-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General environmental impacts.													
<b>Potential Development Constraints</b>					<p>The eastern part of the site has not been identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as suitable for development in landscape terms.</p> <p>The site lies within an area of identified flood risk.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the western part of the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, the development of this western area for residential purposes is therefore considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value. The eastern part of the site has not been identified in the Landscape Study as suitable for development in landscape terms.</p> <p>The site lies directly adjacent to the River Irvine and within an area of identified flood risk. Negative environmental impacts may therefore be experienced in so far as the water</p>													

	<p>environment is concerned.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking or cycling. The location of the site along a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area. However, development could be carried out without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	A flood risk assessment requires to be carried out.



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
037(a) and 215(a)	+	+/-	o/-	o	+	o	o	+	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					The south western part of the site lies within an area of flood risk.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site lies directly adjacent to the River Irvine and part of the site lies within an area of identified flood risk. Negative environmental impacts may therefore be experienced with regard to this part of the site in so far as the water environment is concerned.</p> <p>It is considered that, even though the site is large in comparison to the size of the settlement, residential development of the site would not be detrimental to the existing urban form of the settlement, its settlement pattern or identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is, however, not considered that development of the area will help minimise distances</p>													

	<p>travelled or promote, encourage or facilitate walking, cycling. The location of the site in close proximity to a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
037(b), 095(d) and 215(b)	+	+/-	o	o	+	o	o	+	o	o	?	-	o	-	+/-	-	-	+
<b>Nature of Impact</b>	General neutral or negative environmental impacts.																	
<b>Potential Development Constraints</b>	None																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site lies directly adjacent to the settlement boundary of Priestland and, being a form of infill development, it is considered that residential development of the site would possibly help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling. The location of the site in close proximity to a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this</p>																	

	<p>regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
039 and CD100	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>It is considered that because of its isolated and peripheral position to the south of Darvel, and its separation from the main body of the town by the River Ayr which forms a strong defensible boundary to the settlement, it is not considered that residential development of the site would help consolidate, enhance or contribute to the improvement of the existing urban form of the town, its settlement pattern or identity. Significant negative environmental</p>													

	<p>impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
056 and 194	+	+/-	o	o	-	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The site lies directly adjacent to the settlement boundary of Darvel and it is considered that residential development of the site could possibly help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking,</p>													

	<p>cycling or the use of public transport. Negative environmental impacts are also therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be effected without some damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
100,193 and 215(c)	+	+/-	o	o	+	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site is located to the south of the A71 running through Priestland which currently forms a strong defensible boundary to the settlement. It is considered that, because of the large nature of the site in comparison to the size of the settlement, residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling. The location of the</p>													

	<p>site in close proximity to a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without significant damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
119	+	+/-	-	o	+	o	o	-	o	o	?	-	o	+/-	+/-	-	-	+/-
<b>Nature of Impact</b>					General positive and negative environmental impacts.													
<b>Potential Development Constraints</b>					The site lies within an area of recognised flood risk.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site lies directly adjacent to the River Irvine and within an area of identified flood risk. Negative environmental impacts may therefore be experienced in so far as the water environment is concerned.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of the proximity of the site to the town centre and to local recreational facilities it is considered that development of the area will help minimise distances travelled and promote, encourage and facilitate walking and cycling for</p>													

	<p>shopping and other purposes. Positive environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area. Development could, however, be accommodated on the site without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	A flood risk assessment of the site requires to be carried out.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
215(e)	?	+/-	o	o	+	+/-	o	+	o	o	?	-	o	+/-	+/-	-	-	+
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>Although the site is steeply sloping, it is considered that the topography of the land in question could be physically capable of development while respecting existing landform and the geology. However, the status of the landform as a potential constraint to development presently remains unknown or unclear. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>The site is located within the existing settlement boundary of Darvel and, as such, has not been made the subject of study in the Landscape Assessment of Potential Development Areas Study commissioned by the Council. The site is surrounded by residential development on all four sides and it is considered that development of the area would have no adverse impacts in so far as landscape is concerned. Although not formally maintained as an area of recreational or amenity open space, the site represents an informal open space area within the town and development of the site could possibly be considered to adversely impact on green spaces used for recreational or amenity purposes. On the other hand, development of the area could well result in the creation of new, more formal areas of open spaces serving any future residents of the area. Both positive and negative impacts are therefore likely to be experienced in this regard.</p> <p>It is considered that residential development of the site would help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its</p>													

	<p>settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue. Because of the proximity of the site to the town centre and to local recreational facilities it is considered that development of the area will help minimise distances travelled and promote, encourage and facilitate walking and cycling for shopping and other purposes. Development of the area would, however, be unlikely to facilitate increased use of public transport. Both positive and negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could be effected without damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
215(f), CD049, CD050 and CD104	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is also not</p>													

	<p>considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking or cycling. The location of the site along a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area. However, development could be carried out without exceeding environmental capacity. Both positive and negative environmental impacts are also therefore likely to be experienced in this regard.</p>
<b>Mitigation Required</b>	None



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD036	+	+/-	o	o	+	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Environmental Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site is located to the south of the A71 running through Priestland which currently forms a strong defensible boundary to the settlement. It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its location in a settlement with no educational, retail or other community facilities, it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling. The location of the site in close proximity to a main bus corridor may, however, help facilitate the use of public transport.</p>													

	<p>Both positive and negative environmental impacts are also therefore likely to be experienced in this particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD151	+	+/-	-	o	+	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					The whole of the site is at risk from a 1 in 100 year flood event.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned. The location of the site within an area of identified flood risk is also likely to have an adverse environmental effect in so far as the water environment is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development and as an area identified as an 'Indicative Area with Limited Potential for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>The site is located to the south of the A71 running through Priestland which currently forms a strong defensible boundary to the settlement. It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern or identity. Development of the area could also be considered to constitute and add to coalescence between the communities of Priestland with nearby Darvel. Negative environmental impacts are therefore</p>													

	<p>likely to be experienced in regard to this issue. Because of its location in a settlement with no educational, retail or other community facilities, it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling. The location of the site in close proximity to a main bus corridor may, however, help facilitate the use of public transport. Both positive and negative environmental impacts are also therefore likely to be experienced in this particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None.
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD153	-	0	0	0	-	0	0	-	0	0	?	-	0	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Environmental Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms.													
<b>Comment and Recommendations</b>					<p>The land in question comprises a railway embankment and in topographical terms the nature of the site is such that it is not physically capable of development while respecting existing landform. Negative environmental impacts would be experienced in this regard. The development would not involve the development of agricultural land or involve the improvement, conservation or upgrading of soil quality.</p> <p>With the site not being identified as being suitable for development in landscape terms, it is also considered that development of the area for housing will have a negative environmental impact insofar as landscape character is concerned.</p> <p>The site is located on the site of the former railway line forms a strong defensible boundary to the settlement. It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location it is also not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or facilitate the use of public transport. Negative environmental impacts are also therefore likely to be experienced in this particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste</p>													

	<p>produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area or without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD163	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>With the site not being identified as being suitable for development in landscape terms, it is also considered that development of the area for housing will have a negative environmental impact insofar as landscape character is concerned.</p> <p>The site is located to the north of the existing settlement boundary but, with access proposed to be taken from a substandard road, it is considered that the development cannot easily be physically integrated with the existing built up area of the town. Also, it is considered unlikely that any residential development of the site would consolidate, enhance or contribute significantly in any way to the improvement of the existing urban form of the town, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in this regard. Its peripheral location is also unlikely to encourage and facilitate walking and cycling or encourage the use of public transport by future residents of the area. Negative environmental impacts are also therefore likely to be experienced in this particular</p>													

	<p>regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area or without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	



Site Ref No	Environmental Criteria																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
CD204	+	+/-	o	o	-	o	o	+/-	o	o	?	-	o	-	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative environmental impacts														
<b>Potential Environmental Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms.														
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>With the site not being identified as being suitable for development in landscape terms, it is also considered that development of the area for housing will have a negative environmental impact insofar as landscape character is concerned.</p> <p>The site is located to the north of the existing settlement boundary and it is considered that the development could be physically integrated with the existing built up area of the town via the existing minor road forming the eastern boundary of the site. However, it is considered unlikely that any residential development of the site would consolidate, enhance or contribute significantly in any way to the improvement of the existing urban form of the town, its settlement pattern or identity. Both positive and negative environmental impacts are likely to be experienced in this regard. Its peripheral location is also unlikely to encourage and facilitate walking and cycling or encourage the use of public transport by future residents of the area. Negative environmental impacts are also therefore likely to be experienced in this</p>														

	<p>particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without some damage or detriment to the area. However, development could take place without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	

**GALSTON**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
<b>004(f)</b>	<b>Site to East of Belvedere</b>	<b>Hope Homes Scotland, Watson Terrace, Drongan KA6 7AB</b>
<b>005</b>	<b>Site at Barwood Gate</b>	<b>Mr A.T. Dobbie, GD Lodge and Partners, Empire House, 131 West Nile Street, Glasgow G1 2RX</b>
<b>022</b>	<b>Land to South West of Roundabout on A71</b>	<b>James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>046(a)</b>	<b>Land at Maxwood Holdings</b>	<b>Mrs Doreen Watson, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND</b>
<b>046(b)</b>	<b>Land at Maxwood Holdings</b>	<b>Mrs Doreen Watson, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2<sup>ND</sup></b>
<b>053</b>	<b>Land at Meikle Maxwood</b>	<b>Neil Brown, per Dale and Marshall, 18 Wallace Street, Galston KA4 8HP</b>
<b>062(b)</b>	<b>Land adjacent to existing houses at Auchencloigh</b>	<b>Mr David Bone, per Mr. M.S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick KA9 2ND</b>
<b>082</b>	<b>Land at former Loudoun Kirk Village, Galston</b>	<b>James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>091</b>	<b>Land at Clockston Road</b>	<b>Mr J. Smith, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX</b>
<b>095(c)</b>	<b>Land at Belvedere View</b>	<b>Mr. Andrew Walters, Atkins, Clifton House, Clifton Place, Glasgow G3 7YY</b>

103	Land at Waterside Farm, Galston	Mr S. Hamilton, per Hg Planning, 20 Lynedoch Crescent, Glasgow G3 6EQ
125	Land to South of and adjacent to A71	Councillors Macrae and Finlayson, East Ayrshire Council Member Services, London Road, Kilmarnock.
139	Land at Goatfoot	Prime Land, per Montague Evans, 37 Melville Street, Edinburgh EH3 7JF
165	Land to West of Loudoun Academy, Galston	Mr J. Smith, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX
166	Land to West of Barwood Gate	Allseasons Ltd., per Bryce Associates, 6 Newton Place, Glasgow G3 7PR
200	Land to South West of Roundabout on A71	Mrs Ruth McCarey, per James Barr, 226 West George Street, Glasgow, G2 2LN
217(b)	Land to West of Galston	Councillor Suggestion at Member's Seminar
CD020	Site at Barwood Gate	Robert Wiseman Dairies Ltd., per Mr A.T.Dobbie, Glenburn Lodge, 24b Queen Street, Helensburgh G84 9PG
CD033(a)	Land at Maxwood Holdings	Mr Darren Lindsay, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2ND
CD033(b)	Land at Maxwood Holdings	Mr Darren Lindsay, per Mr. Michael S. Evans, 'Ty Newydd', 11 Murchie Drive, Prestwick, KA 9 2 <sup>ND</sup>
CD063	Land at Clockston Road	Mr J. Smith, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX

<b>CD088</b>	<b>Land at former Loudoun Kirk Village, Galston</b>	<b>S Loudon, per Mr S MacGarvie, James Barr, 226 West George Street, Glasgow G2 2LN</b>
<b>CD098</b>	<b>Land to South West of Roundabout on A71</b>	<b>Deanway Development and Straven Construction, per Mr Ian Gallagher, GVA Grimley, Sutherland House, 149 St Vincent Street, Glasgow G2 5NW</b>
<b>CD140</b>	<b>Land at Goatfoot</b>	<b>Allseasons / Comstock, per David Bryce, Bryce Associates, 6 Newton Terrace, Glasgow G3 7PR</b>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
004(f) and 95(c)	+	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>	General neutral or negative environmental impacts.																	
<b>Potential Development Constraints</b>	The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts may therefore be experienced in this regard. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the western half of the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. The eastern half of the area is identified as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts are therefore likely to be</p>																	

	<p>experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental capacity impacts could therefore be experienced in this regard.</p>
<p><b>Mitigation Required</b></p>	<p>The existing overgrown hedge boundaries should be used to minimise visual impact from the houses and road to the east. Development of the site would require boundary planting as a landscape buffer. Development should be of medium density and reflect the existing group of housing.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
005 and CD020	-	-	-	o	+	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>The area is low lying and at risk from a 1 in 100 year flooding event. A Flood Risk Assessment of the site requires to be carried out. There may also be difficulties in accessing the site from the A71 road and more information is required from the respondent in this regard.</p>													
<b>Comment and Recommendations</b>					<p>The site is low lying and any new development would require land levels to be raised before any development could take place. Consequently, the topography of the land in question is such that development is physically incapable of taking place while respecting existing landform and the geology of the site. The site comprises an area of locally important good quality agricultural land. Consequently, development of the area would have a negative environmental impact in so far as both landform and the protection and use of soils are concerned.</p> <p>The area is low lying and at risk from a 1 in 100 year flooding event. Negative environmental impacts will therefore be experienced in so far as the water environment is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p>													



	<p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. However, it is not considered that any new development in the area can be adequately integrated with the existing settlement. Residential development of the site could not therefore be considered acceptable in terms of urban form, settlement pattern and identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. The location of the site on a main bus route, could, however, help facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
022 and CD098	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has been identified as an area where residential development would not be acceptable in terms of landscape capacity and as an area that should remain undeveloped to preserve the setting of the settlement.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has been identified as an area where residential development would not be acceptable in terms of landscape capacity and as an area that should remain undeveloped to preserve the setting of the settlement. In principle, therefore, the development of this area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. However, with the site being located to the north of the River Irvine which separates the site from the rest of the town, it is not considered that any new development in the area can be adequately integrated with the</p>													

	<p>existing settlement. Residential development of the site could not therefore be considered acceptable in terms of urban form, settlement pattern and identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. The location of the site on a main bus route, could, however, help facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
046(a) and CD033(a)	+	-	o	o	+	o	o	+	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>The site in question is located on a former railway line which, with its existing dense planting, helps form a valuable buffer to views from the north. This particular area is shown in the Landscape Assessment of Potential Development Areas Study commissioned by the Council as a buffer zone in relation to a larger suggested development site located to the south. (See comments on site 046(b) below).</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The site comprises an area of locally important good quality agricultural land. Consequently, development of the area would have a negative environmental impact in so far as both landform and the protection and use of soils are concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in terms of landscape capacity and as a buffer zone in relation to a larger suggested development site located to the south. In principle, therefore, the development of this area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site comprises a former railway line and is of a size and scale</p>																	

	<p>commensurate with the size and scale of the settlement and, with its existing dense planting, helps form a valuable buffer to views from the north. The suggestion is to develop the site for one house only. In isolation, the proposal would represent an extension of development from the existing settlement. It is considered that any new development in the area could be adequately integrated with the existing settlement and be considered acceptable in terms of urban form, settlement pattern and identity. However, for the purpose of this particular exercise which is focussed on identifying potential development sites capable of accommodation four or more houses, the proposal to erect only one house on the site precludes it from further consideration.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage and detriment to the area.</p>
<p><b>Mitigation Required</b></p>	<p>None</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
046(b) and CD033(b)	+/-	-	o	o	+	o	o	+	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>	General positive or negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>There are three pit shafts grouped together on the central part of the northern boundary of the site.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. There are however three pit shafts grouped together on the central part of the northern boundary of the site which may indicate that the site has previously been undermined. Both positive and negative environmental impacts may therefore be experienced in this regard. The development would result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, the development of this area for residential purposes is therefore considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is of a size and scale commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be</p>																	

	<p>considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental capacity impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Housing should be medium to low density.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
053	+	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+
<b>Nature of Impact</b>					General positive or negative environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts may therefore be experienced in this regard. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the western portion of the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. The central portion of the area is identified as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. The easternmost portion of the area of land in question is identified within the Study as an area of higher landscape sensitivity to development and as an 'Area with Limited Potential for Development'. In principle, therefore, the development of the whole of this area for residential purposes is considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is of a size and scale which could be considered to be commensurate with the size and scale of the settlement. A sympathetic residential development of the site could therefore be considered acceptable in terms of urban form,</p>													



	<p>settlement pattern and identity. Positive environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could be effected without damage or detriment to the area and without exceeding environmental capacity. Positive environmental capacity impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	<p>The existing overgrown hedge boundaries should be used to minimise visual impact from the houses and road to the east. Development of the site would require boundary planting as a landscape buffer. Development on the western and central parts of the site should be of medium density and reflect the existing group of housing. Housing in the eastern portion should be medium to low density and strengthening of boundary planting around that area would help mitigate the increased visibility of that edge of the town.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
062(b)	+	+/-	o	o	?	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					The south western boundary of the site comprises an area of Ancient Woodland													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Overall, development would therefore have positive and negative environmental impacts with regard to the protection and use of soils.</p> <p>The site is a rural site and has not been assessed in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council. The impact of the development on the area in landscape terms remains unknown.</p> <p>The site is located in a rural location directly adjacent to, and to the north of, the small hamlet of Auchencloigh. It is not considered that the site can be easily integrated with the existing settlement and the development made acceptable in terms of settlement pattern and identity. It is considered that, because of the remote location of the site and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from</p>													

	<p>vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that development of the site can not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	<p>The area of Ancient Woodland comprising the south western boundary of the site should be retained, protected from damage by any future development and supplemented to provide a screen for any development proposed.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
082	+/-	-	o	o/-	-	o	o	-	o	-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>The triangular area to the north of the public road is located within the boundaries of the Loudoun Estate Historic Garden and Designed Landscape. The eastern portion of the triangular area to the north of the public road is designated as part of an area of Ancient Woodland.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. The site is also classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land and the development would therefore have a negative environmental impact with regard to the protection and use of soils.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area. The triangular area to the north of the public road is also located within the boundaries of the</p>													

	<p>Loudoun Estate Historic Garden and Designed Landscape and development of the area may therefore also have negative impacts on the Historic Environment.</p> <p>The site is physically isolated and remote from the settlement boundaries of Galston and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Galston in terms of urban form, settlement pattern or identity.</p> <p>It is considered that, because of the isolated location of the site, remote from the existing settlement, and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
091 and CD063	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>There are four pit shafts located along the easternmost portion of the site boundary lying adjacent to the existing settlement boundary. A further three shafts are located within the central portion of the site to the rear of houses along Clockston Road.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, with the exception of a small portion of the site comprising an infill site to the north of Clockston Road, the area of land in question is identified within the Study's landscape capacity hierarchy as part of a larger area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. There are, however, seven pit shafts grouped together in the eastern and central parts of the site which indicate that the site may previously have been undermined. Both positive and negative environmental impacts may therefore be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, a small portion of the site in question, to the north of Clockston Road, is identified within the Study's landscape</p>													

capacity hierarchy as an area of higher landscape sensitivity to development. However, this area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of this small portion of the overall site for residential purposes is considered acceptable in landscape capacity terms. With the exception of this area, the rest of the area of land is identified within the Study's landscape capacity hierarchy as part of a larger area identified as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village. In principle, therefore, the development of the overall area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.

The suggested development site is located to the east and south east of the settlement boundary and represents a significant extension of the settlement into the surrounding countryside. The site is large and is of a size and scale which is not considered to be commensurate with the size and scale of the settlement. However, this opinion notwithstanding, it is considered that any new development in the area could be adequately integrated with the existing settlement and be considered acceptable in terms of urban form, settlement pattern and identity. Both positive and negative environmental impacts could therefore be experienced in this regard.

It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown. It is considered that residential development of the overall site could not be effected without damage and detriment to the area and that the development would exceed environmental capacity.

<b>Mitigation Required</b>	None
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Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
103	+	-	-	o	-	o	o	-	o	-/?	?	-	o	+/-	+/-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development'</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land and lies within an area of flood risk.</p> <p>There is a category B listed Building on the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>The Development would involve the development of an area of land which is of risk of flooding and would not be acceptable in terms of the water environment. There is also a category B listed building on the site and development could adversely affect the historic environment.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has been identified as an area where residential development would not be acceptable in terms of landscape capacity. The development of this area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p>													

	<p>The suggested development site is located to the north of the River Irvine which separates the site from the rest of the town, and represents a development in a highly visually prominent position along the A71 road. It is not considered that development of the area can, in any way, be adequately integrated with the existing settlement and residential development of the site would not therefore be considered acceptable in terms of urban form, settlement pattern and identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site, any development of the area is not likely to help reduce distances travelled by local residents, although the area is located in close proximity to the local secondary school, or to encourage or facilitate walking and cycling in general terms. The location of the site on a main bus route, could, however, help facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
125	+	-	o	o	-	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has been identified as an area where residential development would not be acceptable in terms of landscape capacity and as an area where conservation of the landscape quality and character of the area is recommended to preserve the setting of the town. The development of this area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is located to the north of the River Irvine which separates</p>													

	<p>the site from the rest of the town, and represents an unrestricted ribboning of development in a highly visually prominent position along the A71 road. It is not considered that development of the area can, in any way, be adequately integrated with the existing settlement and residential development of the site would not therefore be considered acceptable in terms of urban form, settlement pattern and identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. The location of the site on a main bus route, could, however, help facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
139 and CD140	+	+/-	o	o	+/-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of that portion of the site lying immediately to the south and south east of the existing Barrwood Gate development, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, a small portion of the site in question, lying immediately to the south and south east of the existing Barrwood Gate development, is identified within the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development. However, this area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of this small portion of the overall site for residential purposes is considered acceptable in landscape capacity terms. With the exception of this area, the site is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as</p>													

	<p>part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village. In principle, therefore, the development of the overall area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is located to the west of the settlement boundary in a highly visibly prominent location and represents a significant extension of the settlement into the surrounding countryside. The site is large and is of a size and scale which could be considered not to be commensurate with the size and scale of the settlement. It is also considered that it may be difficult to adequately integrate any new development in the area with the existing settlement and consequently, the development of the site could be considered unacceptable in terms of urban form, settlement pattern and identity. Negative environmental impacts could therefore be experienced in this regard.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage and detriment to the area and that the development could be considered to exceed environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable.

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
165	+/-	-	o	o	-	o	o	-	o	-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>The site lies within the Loudoun Estate Historic Garden and Designed Landscape area and the southern part of the site contains an area of Ancient Woodland.</p> <p>There are 3 pit shafts located within the south west portion of the site.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p> <p>The site is not identified in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, as an area suitable for residential development.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the area of land in question is such that it is physically capable of redevelopment while respecting existing landform and the geology of the site. Positive environmental impacts would be experienced in this regard. However, the existence of a mine shaft in the area would indicate that the area may have been previously undermined. Both positive and negative impacts may therefore be experienced in so far as landform is concerned. The development would also result in the loss of an area of good quality, locally important agricultural land. Consequently, development would also have a negative environmental impact with regard to the protection and use of soils.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing or other development in landscape capacity terms and it is not considered that development of the site could take place without detriment to</p>													

	<p>landscape character, local distinctiveness and the scenic value of the area. The site also lies within the Loudoun Estate Historic Garden and Designed Landscape area and development in the area could also impact adversely on the historic environment.</p> <p>The site is located to the north of Galston and is physically divorced and isolated from the existing settlement by the main A71 road. It is therefore not possible to integrate the site with the settlement in physical terms. It is considered that any residential redevelopment of the sites will not and can not respect or be in keeping with the existing urban form of the settlement, its settlement pattern or identity. Negative environmental impacts are likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral and isolated location of the site and the distance of the site from local services and facilities, any development of the areas will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the developments is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed developments being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area in environmental terms. Negative environmental impacts could therefore be experienced in this regard.</p>
<b>Mitigation Required</b>	Not Applicable.



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
166	+	+/-	o	o	+/-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, with the exception of that portion of the site lying immediately adjacent to the existing Barrwood Gate development, the area of land in question is not identified within the Study's landscape capacity hierarchy as an area suitable for housing development.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, the easternmost portion of the site in question, lying immediately adjacent to the existing Barrwood Gate development, is identified within the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development. However, this area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of this eastern portion of the overall site for residential purposes is considered acceptable in landscape capacity terms. With the exception of that portion of the site lying immediately adjacent to the existing Barrwood Gate development, the area of land in question is not identified within the Study's landscape capacity hierarchy as an area suitable for housing development. In principle, therefore, the development of the overall area for residential purposes will have both positive and negative impacts in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p>													

	<p>The suggested development site is located to the west of the settlement boundary in a location isolated and remote from the existing settlement boundary. The site also occupies a highly visibly prominent location alongside the A71 and represents a significant ribboning of development into the surrounding countryside. It is not considered that any development on the site can be adequately integrated with the existing settlement and consequently, the development of the site is considered unacceptable in terms of urban form, settlement pattern and identity. Negative environmental impacts would therefore be experienced in this regard.</p> <p>It is considered that, because of the peripheral and isolated location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage and detriment to the area and that the development could be considered to exceed environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
200	+	+/-	o	o	-	o	o	-	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General negative or neutral environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has been identified as an area where residential development would not be acceptable in terms of landscape capacity and as an area where conservation of the landscape quality and character of the area is recommended to preserve the setting of the town. The development of this area for residential purposes is not considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is located to the north of the River Irvine which separates</p>													

	<p>the site from the rest of the town, and represents an unrestricted ribboning of development in a highly visually prominent position along the A71 road. It is not considered that development of the area can, in any way, be adequately integrated with the existing settlement and residential development of the site would not therefore be considered acceptable in terms of urban form, settlement pattern and identity. Significant negative environmental impacts are therefore likely to be experienced in regard to this issue.</p> <p>It is considered that, because of the peripheral location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. The location of the site on a main bus route, could, however, help facilitate increased use of public transport. Both positive and negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without serious and significant damage and detriment to the area and without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
217(b)	+/-	-	o	o	+	o	o	+	o	o	?	-	o	-	-	-	-	+/-
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land and there are two mine shafts on the site.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. However there are two pit shafts located within the site which would indicate that the area may have been previously undermined. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the site is identified within the Study's landscape capacity hierarchy as an area of higher landscape sensitivity to development. However, this area is also identified as an 'Area with Limited Potential for Development'. In principle, the development of the site for residential purposes is considered acceptable in landscape capacity terms. In principle, therefore, the development of the overall area for residential purposes will have both positive impacts in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The suggested development site is located directly adjacent to the settlement boundary, to the east of Galston. It is considered that any development on the site can be adequately integrated with the existing settlement and consequently, the development of the site is considered acceptable in terms of urban form, settlement pattern and identity. Positive environmental impacts would therefore be experienced in this regard.</p>													

	<p>It is considered that, because of the peripheral and isolated location of the site any development of the area are not likely to help reduce distances travelled by local residents or encourage or facilitate walking and cycling. Negative environmental impacts could therefore be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage and detriment to the area. However, with appropriate mitigation, development could take place without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	None

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD088	+	-	o/-	o/-	-	o	o	-	o	+/-	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative environmental impacts													
<b>Potential Environmental Constraints</b>					<p>The whole site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land.</p> <p>The area contains a site of archaeological interest as identified by the West of Scotland Archaeological Service and the south east part of the site is also located within the Loudoun Castle Historic Garden and Designed Landscape.</p> <p>The area contains a site of archaeological interest as identified by the West of Scotland Archaeological Service.</p> <p>The south of the site is at risk from a 1 in 100 year flood event and is also within the East Holmes Wetland Provisional Wildlife site.</p> <p>The site has not been identified as suitable for residential development in the Landscape Assessment of Potential Development Areas commissioned by the Council and is therefore not considered appropriate for housing development in landscape capacity terms.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is generally physically capable of development while respecting existing landform and the geology of the site. Positive impacts on landform may therefore be experienced as a result of any development of the site. The site is also classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land and the development would therefore have a negative environmental impact with regard to the protection and use of soils. The southern part of the site is at risk from a 1 in 100 year flood event and development of this area would impact negatively on the water environment.</p>													

In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the site is not identified as an area suitable for residential development. Development of the site is not therefore considered acceptable in landscape capacity terms and it is not considered that residential development of the site could take place without detriment to landscape character, local distinctiveness or the scenic value of the area. The south easternmost portion of the site is also located within the boundaries of the Loudoun Estate Historic Garden and Designed Landscape and development of the area may therefore also have negative impacts on the Historic Environment. Development would also negatively impact on the East Holmes Wetland Provisional Wildlife site which comprises the southern half of the site.

The site is physically isolated and remote from the settlement boundaries of Galston and, consequently, it is not considered possible to physically integrate the area with the settlement. Residential development of the site would not, therefore, be acceptable or compatible with Galston in terms of urban form, settlement pattern or identity.

It is considered that, because of the isolated location of the site, remote from the existing settlement, and the distance of the site from local services and facilities, any development of the area will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts could therefore be experienced in this regard.

Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.

It is considered that residential development of the site could not be effected without significant damage or detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration.



<b>Mitigation Required</b>	Not Applicable
<b>Further Environmental Assessments</b>	

**NEWMILNS**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
012	Land to rear of Foulpapple Road	Mr Bruce Baird, GD Lodge and Partners, Empire House, 131 West Nile Street, Glasgow G1 2RX
051	Land to rear of Brown Street	Mr Alan Houston, 73 High Street, Newmilns KA16 9EA
092(a)	Land to West of Fire Station at Woodland Farm	Mr A. Paterson, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX
110	Land to West of Fire Station at Woodland Farm	Mr A. Murray, Auchmillan Farm, by Mauchline
137	Land at the Glebe	The Congregational Board, Loudoun Church of Scotland, Newmilns
202	Land at Townhead Farm	D Bryson (Newmilns) Ltd. per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr, KA8 8EX
228	Land to East of Newmilns at Townhead Farm	Councillor Suggestion at Member's Seminar
CD059	Land to West of Fire Station at Woodland Farm	Mr A. Paterson, per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr KA8 8EX
CD097	Land to West of Fire Station at Woodland Farm	Mr A. Murray, Auchmillan Farm, by Mauchline
CD155	Land at Townhead Farm	D Bryson (Newmilns) Ltd. per Lawrence McPherson Associates, The Atrium, 6 New Road, Ayr, KA8 8EX
CD166	Land to North of Fire Station	Gartmore Properties Ltd., per Ms Elaine Hamilton, James Barr, 226 West George Street, Glasgow G2 2LN

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
012	-	+/-	o	o	-	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.													
<b>Comment and Recommendations</b>					<p>The steeply sloping nature of the topography of the site is such that it is not physically capable of development while respecting existing landform and geology. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts</p>													

	<p>are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<p><b>Mitigation Required</b></p>	<p>Not Applicable</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
051	-	+/-	o	o	-	o	o	-	o	o/-	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>There is a site of archaeological interest on the western edge of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is not physically capable of development while respecting existing landform and the geology. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The existence of a site of archaeological interest on the western edge of the site may have negative environmental impacts on the environment in so far as the historic environment is concerned.</p>													

	<p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its relatively central location close to the town centre, it is considered that, while the development will not minimise journey time and distances travelled, it may well help facilitate walking and cycling particularly for shopping purposes. Journeys for educational, recreational and other purposes will remain reliant on the use of the private car. Both positive and negative environmental impacts are therefore likely to be experienced in regard to these issues.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
092(a), 110, CD059 and CD097	+	-	0	0	+	0	0	-	0	-	?	-	0	-	+/-	-	-	-
<b>Nature of Impact</b>	General negative environmental impacts.																	
<b>Potential Development Constraints</b>	<p>The area is low lying and at risk from a 1 in 100 year flooding event. A Flood Risk Assessment of the site requires to be carried out.</p> <p>The site is located within the Loudoun Estate Historic Garden and Designed Landscape.</p> <p>The site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>																	
<b>Comment and Recommendations</b>	<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts may therefore be experienced in this regard. The development would, however, result in the loss of areas of good quality locally important agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of medium to low landscape sensitivity to development and as an area identified as an 'Area with Potential' for development. In principle, the development of the site for residential purposes is therefore considered acceptable in landscape capacity terms and in terms of landscape character, local distinctiveness and scenic value.</p> <p>The site is low lying and at risk from a 1 in 100 year flooding event. Negative environmental</p>																	

	<p>impacts may therefore be experienced in so far as the water environment is concerned. Being located within the Loudoun Estate Historic Garden and Designed Landscape, development of the area may also have a negative effect on the historic environment.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without some damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable



Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
137	-	+/-	o	o	-	o	o	+	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					<p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The western portion of the site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Agricultural Land.</p>													
<b>Comment and Recommendations</b>					<p>The steeply sloping topography of the land in question is such that it is not physically capable of development while respecting existing landform and geology. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an 'Area Not Suitable for Housing Development' and as part of a larger 'Landscape Strategy Area' where conservation of the landscape quality and character of the area is recommended to preserve the setting of the village.</p> <p>The site lies directly adjacent to the River Irvine and within an area of identified flood risk. Negative environmental impacts may therefore be experienced in so far as the water environment is concerned.</p>													

	<p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. It is not considered that development of the area will help minimise journey time or distances travelled. It may, however, help promote, encourage or facilitate walking, cycling or the use of public transport. Both positive and negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
202 and CD155	+	+/-	o	o	+	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					There is a site of archaeological interest to the south of the site and the southern part of the site lies within an area of flood risk.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its peripheral location, it is not considered that development of the area will help minimise distances travelled or promote, encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p>													

	<p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
228	+	+/-	o	o	+	o	o	-	o	o	?	-	o	-	+/-	-	-	+/-
<b>Nature of Impact</b>					General neutral or negative environmental impacts.													
<b>Potential Development Constraints</b>					There is a site of archaeological interest to the south of the site and the southern part of the site lies within an area of flood risk.													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would also have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the southern portion of the area of land in question is identified within the Study's landscape capacity hierarchy as an area of low landscape sensitivity to development and as an area identified as an 'Area Most Suitable for Development'. In principle, therefore, the development of this area for residential purposes is considered acceptable in landscape capacity terms.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. It is not considered that development of the area will help minimise journey time or distances travelled or facilitate walking or cycling. It may, however, help promote the use of public transport. Both positive and negative environmental impacts are therefore likely to be experienced in this regard.</p>													

	<p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	<p>The area to the north of the former railway line is identified in the Landscape Study as an area for new landscape planting to accompany development as a buffer zone or for screening purposes.</p>

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CD166	+/-	+/-	o	o	-	o/-	o	o	o	o	?	-	o	-	+/-	-	-	-
<b>Nature of Impact</b>					General neutral and negative environmental impacts													
<b>Potential Environmental Constraints</b>					<p>The whole site is classed by the Macaulay Land Use Institute as Class 3(2) Locally Important Good Quality Land.</p> <p>There is a pit shaft to the south west of the site.</p>													
<b>Comment and Recommendations</b>					<p>The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. The existence of a pit shaft in the area would indicate that at least part of the site has been previously undermined. Both positive and negative impacts are likely to be experienced in so far as landform is concerned. The development would also result in the loss of an area of locally important, good quality agricultural land. Consequently, development would have negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>In the Landscape Assessment of Potential Development Areas Study, commissioned by the Council, the area of land in question has not been identified as an area where residential development would be acceptable in landscape capacity terms. It is therefore considered that the development of the site would have an adverse environmental impact on landscape character, local distinctiveness and the scenic value of the area. The southern part of the site has in the past been developed as a community garden which, it is understood, has now been abandoned. It could be considered that development of this area may result in the loss of an area of community open space, whether or not this area is still in active use..</p> <p>The site is located in a peripheral location on the edge of Newmilns and constitutes a significant extension of development into the open countryside. It is not considered that development of the area would relate to or respect the existing urban form of the settlement.</p>													

	<p>Because of its extremely peripheral location, it is also considered that any development of the site will not help reduce distances travelled by local residents and will not promote, encourage or facilitate walking or cycling. The location of part of the site adjacent to the A71 which is a major bus route could, however, facilitate increased use of public transport. Both positive and negative impacts are likely to be experienced in this particular regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>Overall, residential development of the site could not be effected without damage or detriment to the area and without exceeding environmental capacity. Consequently, in terms of its impact on the environment, the site is not considered suitable for inclusion as a potential housing site in the local plan alteration. The area should remain undeveloped in order to preserve the rural setting of the settlement.</p>
<b>Mitigation Required</b>	None
<b>Further Environmental Assessments</b>	



**WATERSIDE (KILMARNOCK)**

<b>Ref. No.</b>	<b>Site Location</b>	<b>Site Suggested By</b>
127	Land at Arness Farm Steading	James L. Welsh and Sons, Warnockland Farm, Fenwick KA3 6ER
CD 117	Land at Arness Farm Steading	Mr W Welsh per Mr Scott Mackay, Development Planning Partnership, The Hatrack, 144 St Vincent Street, Glasgow, G2 5LQ

Site Ref No	Environmental Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
127 and CD117	+	+/-	o	o	?	o	o	-	o	o	?	-	o	-	-	-	-	-
<b>Nature of Impact</b>					General negative and neutral environmental impacts.													
<b>Potential Development Constraints</b>					None													
<b>Comment and Recommendations</b>					<p>The majority of the area is a brownfield site located to the west of the settlement boundary of Waterside. The topography of the land in question is such that it is physically capable of development while respecting existing landform and the geology of the site. Positive environmental impacts may therefore be experienced in this regard. While development would not improve, conserve or upgrade the quality of soils on the site, the development would not result in the loss of areas of prime quality or good quality, locally important agricultural land. Consequently, development would have both positive and negative environmental impacts in so far as the protection and use of soils is concerned.</p> <p>Waterside has not been included as an area of study in the Landscape Assessment of Potential Development Areas Study, commissioned by the Council. The impact of future residential development on landscape character, local distinctiveness and scenic value therefore remains unknown.</p> <p>It is considered that residential development of the site would not help consolidate, enhance and contribute to the improvement of the existing urban form of this part of the town, its settlement pattern or identity. Negative environmental impacts are therefore likely to be experienced in regard to this issue. Because of its essentially rural location, it is not considered that development of the area will help minimise distances travelled or promote,</p>													

	<p>encourage or facilitate walking, cycling or the use of public transport. Negative environmental impacts are therefore likely to be experienced in this regard.</p> <p>Development of the site for residential purposes will increase the generation of waste produced by residents of the area and will not, in itself, contribute to efficient waste management. Similarly, increased air pollution from increased exhaust emissions from vehicles generated by the development is likely to occur and new street lighting may well increase light pollution. Increases in energy consumption as a result of the development will also occur. Consequently, development will have negative environmental impact insofar as waste reduction, pollution and energy consumption is concerned. Without any details of the proposed development being provided, the environmental effects of the proposal on design quality remain unknown.</p> <p>It is considered that residential development of the overall site could not be effected without damage or detriment to the area or without exceeding environmental capacity.</p>
<b>Mitigation Required</b>	Not Applicable