

**Appendix F Cumulative Effects Assessment**

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# Cumulative Effects Assessment

South Ayrshire Council's Preferred Policy Options	Biodiversity, Flora & Fauna	Cultural Heritage	Water Environment	Soils and Geology	Landscape	Air Quality	Climatic Factors	Noise	Human Health	Population	Material Assets	Cumulative Effects across all Topics
<b>GLASGOW PRESTWICK AIRPORT.</b>												
<p>An Action Plan shall be prepared for the Airport and the surrounding area to link future Airport and non-Airport development, and to promote the expansion of Airport and runway facilities. The Action Plan will be prepared by an Airport Working Group, consisting of representation from the Council, the airport, public transport bodies, Scottish Enterprise, and the Ayrshire Joint Planning Unit. While housing growth within Monkton will not be delivered through the Action Plan, the Airport Working Group will be consulted on the allocation of land for housing, where it affects the Airport, particularly in relation to Monkton.</p> <p>Taking cognisance of the Glasgow Prestwick Airport Masterplan, the Action Plan will deliver a policy detailed policy framework, which will seek to: -</p> <ul style="list-style-type: none"> <li>- Develop a Surface Access Strategy for the Airport, to increase effective and efficient transport access to the Airport, via, road, rail and foot;</li> <li>- Support the retention of the existing business park for commercial uses that are directly or indirectly connected with the operation of the Airport, and identify additional land for expansion in business/commercial land available for Airport related uses;</li> <li>- Relax at restrictions on permitted uses within the existing business park, to allow commercial uses that may complement the function of the Airport (e.g. general office, industry);</li> <li>- Promote the Airport and surrounding land as a location for the development of office/industrial uses connected with the renewable energy sector;</li> <li>- Retain the second runway for airport related use;</li> <li>- Secure land within, or nearby the Airport for hotel accommodation; and,</li> <li>- Preserve the natural setting and landscape character of around the Airport.</li> </ul> <p>It is noted that some areas in and around the Airport fall within flood risk areas. Detailed development of the Action Plan will explore flood risk issues, where the development impacts on flooding, or vice versa.</p>	Uncertain Adverse Effects.	Uncertain Effects.	Uncertain Effects.	Mixed Effects	Uncertain Adverse Effects.	Uncertain Adverse Effects.	Mixed Effects.	Uncertain Adverse Effects.		Major long term local and regional Benefits.		<p><b>Uncertain Adverse Effects</b></p> <p>It is anticipated that the airport expansion could cumulatively have adverse additive effects across SEA topics.</p> <p>Mitigation at project level would allow for the determination of effects on many of the environmental parameters which would allow for a more certain cumulative assessment to be conducted.</p>

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<b>HOUSING.</b>												
<b>Meeting Housing Needs.</b>												
<p>Use the higher threshold target contained within the Housing Needs and Demand Assessment, of 559 units per annum (2795 over the 5 year period to 2014), as a guide for meeting identified overall housing needs and demand.</p> <p>The 2009 Housing Land Audit (HLA) identifies an effective land supply to 2014 of 2005 units. This includes 620 units across the three strategic release sites at Greenan, North East Troon and South East Ayr. The residual requirement is therefore 745 units, onto which must be added a 25% flexibility margin, giving a final requirement of 931 units to 2014, which would need to be provided through additional housing sites identified in the LDP.</p> <p>Over the second half of the 10 year plan period, the requirement increases, in line with the Structure Plan figures, to 717 units per annum, or 3585 over the 2014-19 period. 2009 HLS figures indicate that the land supply could deliver 3073 units over the period, which would leave a shortfall, plus 25% flexibility, of 640 units to be met through LDP allocations.</p>										Minor long term regional Benefits.		<p><b>No cumulative effects</b></p> <p>As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.</p>
<b>Addressing Lower Build Rates.</b>												
<p>Incorporate the scenarios set out in the table below in to housing allocation calculations, so that any potential shortfall arising from a lower build rate than forecast in the Housing Land Audit can be addressed through additional housing allocations. This will help to ensure that the Council is able to maintain a 5-year effective land supply at all times. In particular, it is proposed to base the lower forecast on a reduction in build rate to 2014 of 50%, compared to the HLA figures. This scenario assumes an annual build rate at the 2009 level of 200 units pa. An annual assessment of development rates will be made, measured by the Housing Land Audit, which will decide whether additional housing allocations are justified to encourage increased development.</p>										Minor short to long term regional Benefits.		<p><b>No cumulative effects</b></p> <p>As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.</p>
<b>Housing Growth Strategy (North / South areas)</b>												
<p>To distribute new residential allocations around Ayr, Prestwick and Troon; but also to other existing settlements (Dundonald, Symington, Monkton, Tarbolton, Mossblown, Annbank, Coylton, Fisherton/Dunure, Maybole and Minishant) in the north of South Ayrshire, that benefit from good access to South Ayrshire's transport network (Map ...)</p> <p>The selection of sites within these search areas will be guided by the Land Assessment Framework, and the location of a particular</p>	Minor long term regional Benefits.	Uncertain Effects.	Minor long term regional Benefits.	Minor long term national Benefits.	Uncertain Effects.	Minor long term regional Benefits.	Moderate long term regional Benefits.	Minor long term regional Benefits.	<p><b>Moderate long term regional Benefits.</b></p> <p>Across the SEA topics there are thought to be several cumulative effects. Promoting residential development in the specified areas of South Ayrshire close to the transport network is thought to improve access to services, amenities and employment whilst</p>			

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<p>site within a search area does not imply automatic selection of that site for development. The Framework will reflect the need to protect and, where possible, enhance biodiversity, water quality, cultural heritage, soils and geology and the local landscape character when developing housing around existing settlements. Areas of flood risk and prime agricultural sites should also be avoided where possible. Use of existing transport, waste and drainage infrastructure will be promoted where possible. The Council will also prioritise housing development on infill and derelict and vacant sites within towns, and particularly within Ayr Town Centre, in line with the Ayr Renaissance Strategy. This will meet identified housing demand by guiding new housing to those areas that are best served by existing amenities and infrastructure, particularly established key transport nodes within South Ayrshire. This will also allow strategic transport network improvements to be best placed to offer maximum connectivity. The preferred option accords with the provisions of NPF2. New housing sites will not be located close to the major housing release sites allocated through the current South Ayrshire Local Plan, which are at North East Troon, South East Ayr, and Greenan. This will help avoid any potential competition with these sites, which could adversely impact on their delivery.</p>												<p>making efficient use of the existing infrastructure. This could have additional benefits in terms of air quality, particularly when taking all these areas into consideration. These additive effects could also be present for health as the combined effect of reduced travel leading to a possible decrease in air pollution may then indirectly benefit health, although the extent of this is uncertain. Whilst it was initially thought that new development may adversely affect several of the SEA topics such as biodiversity and water, mitigation should allow for their protection and possible enhancement. This could also lead to cumulative benefits for example; improving the water quality of a river may result in aquatic ecology benefits in that location and elsewhere.</p>
<p>Support housing development within Girvan; and explore the housing issues for each village in the southern area and, within Supplementary Guidance will review village boundaries, so as to accommodate, where appropriate, a range of potential housing sites and allow for sustainable expansion of the village, whilst protecting the landscape setting. Given the difficulties often faced in developing housing sites in such areas, and the additional uncertainty of the current market conditions, a flexible approach will be adopted that allows a number of potential sites for housing in and around villages to be included, subject to acceptability in terms of environmental, setting and infrastructure issues. In doing so the Guidance will take note of the sites put forward through the 'Call for Sites' exercise. This should provide a range of options for house builders to facilitate development, in the expectation that not all sites will come forward. The Guidance will also explore, where appropriate, potential sites for business opportunities and rural enterprises, as well as sites for community facilities.</p>					<p><b>Minor long term local and regional Benefits.</b></p>					<p><b>Minor long term local and regional Benefits.</b></p>		<p><b>Minor long term regional Benefits.</b> The cumulative effect across topics is considered to be minor beneficial. The option aims to protect environmental factors and landscape setting thereby potentially leading to additive benefits.</p>

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The Guidance should aim to protect and where possible enhance biodiversity interest, cultural heritage, the water environment, and landscape character. The Guidance should aim to utilise vacant and derelict land, safeguard prime agricultural land and avoid development within close proximity to noise sensitive receptors.	Uncertain Benefits.	Uncertain Benefits.	Uncertain Benefits.	Minor long term regional Benefits.	Uncertain Benefits.			Minor long term regional Benefits.				<b>Moderate long term regional Benefits.</b> A commitment to protecting and where possible enhancing environmental parameters is thought to lead to synergistic effects thereby providing overall moderate cumulative benefits.
<b>Affordable Housing.</b>												
Within the area defined by the Housing Market Sub-Areas of Ayr, Prestwick, Troon and Rural North, the Council will seek a contribution of 25% of the total number of units on site, from new developments by private builders, towards the provision of affordable housing. Detailed guidance on the collection and management such contributions will be contained within statutory Supplementary Guidance, as set out in the 'Meeting Infrastructure Needs' section. This option will help to address the identified housing need and shortfall in the provision of affordable housing in the north of the area.										Minor long term local Benefits.		No Cumulative Effects across topics.
The Council will investigate more innovate and flexible forms of affordable housing provision, through the Supplementary Guidance, that can be used to meet this target contribution. We will await completion of the ongoing review of PAN74: Affordable Housing before exploring these issues further.										Minor long term local Benefits.		No Cumulative Effects across topics.
To address the above issues and in order to meet identified needs, affordable housing provision will be supported through two key elements: i) A developer contribution from new private housing. To reflect lower levels of housing need and to help stimulate development of housing sites a contribution of 15% is proposed in the Maybole, Girvan and South Carrick HMA sub-areas. Further details of the collection mechanisms and options for more innovative types of provision will be set out in Supplementary Guidance. ii) The Council will allocate a number of sites specifically for affordable housing. These will be in villages where the HNDA, or further local analysis, indicates a particular unmet need, or where a village is significantly constrained in terms of available land for new housing. These sites will be identified as part of the review of village boundaries within Supplementary Guidance. It is considered these two measures, in tandem, could deliver higher levels of affordable housing than currently being achieved, where it is most required, and could also help unlock development of private										Minor long term local to regional benefits.		No Cumulative Effects across topics.

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housing sites in the southern area to stimulate local economies.												
<b>Rural Housing – Settlement Strategy.</b>												
The preferred option is for the LDP to remove the RPA and RDA distinctions and for existing rural development policies to apply across South Ayrshire. This would align more closely with national policy and guidance and would allow for a more flexible approach to support rural communities. While this may place the north of the area under slightly greater pressure for development of houses in the countryside, this is not expected to undermine the strategic direction of the LDP.	Minor long term regional Benefits.					Minor long term regional Benefits.	Minor long term regional Benefits.	<b>Minor long term regional Benefits.</b> Cumulatively, these topics are likely to lead to minor benefits to the regional environment. This is anticipated through the location of rural housing, services and employment in accessible locations with benefits to the rural economy via diversification. These factors are likely to also be of benefit to material assets as existing infrastructure would likely be utilised. Existing rural development policies aim to safeguard the environment and natural resources thereby having a beneficial effect across many of the topics.				
<b>Housing Clusters.</b>												
In the rural areas of South Ayrshire, limited extensions to existing clusters or groups of houses outwith settlement boundaries will be viewed favourably, based on their acceptability in terms of the built form, landscape impact and access to amenities and infrastructure. Development would be resisted if, for instance, it would result in unacceptable 'ribbon development', damage to landscape value or cumulative harm to the character of the area.					Minor long term local Benefits.					Minor long term local Benefits.		<b>Minor long term local Benefit.</b> Cumulative benefits are envisaged due to the potential effects on the local landscape and population through this policy option. Secondary effects on the population may also occur if the landscape character is enhanced.
<b>Conversion, Replacement and Extensions to Houses in the Countryside.</b>												
The LDP will set out policies that are supportive of proposals for the conversion of traditional buildings that are genuinely redundant, in particular facilitating the restoration of Listed buildings. Key consideration will be given to whether the buildings are of traditional design and capable of repair or restoration, and the impact of the proposal on the overall character of the building.		Minor long term local Benefits.		Minor long term local Benefits.	Uncertain Benefits.							<b>Minor long term local Benefits.</b> Conversion of redundant buildings is likely to have minor cumulative benefits. This is anticipated due to potential benefits to cultural heritage assets through possible restoration and to soils by utilising vacant buildings. Restoring historic features may lead to landscape benefits.
The LDP will set out policies outlining the acceptability of proposals for house extensions and replacements and will be broadly supportive of such developments. A key consideration would be the limit for extensions and this is proposed as a maximum of 50% of the original floor space or more if it is sympathetic to the scale and character of the original building.		Uncertain Effects.										<b>No cumulative effects</b> As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.

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<b>Housing to Support Agriculture and Rural Businesses.</b>												
The LDP shall contain policies that are supportive of housing to support the needs of agriculture and other rural businesses. In particular, it will set out the acceptability of proposals for new and replacement farmhouses and new agricultural workers' homes, including the instances where the submission of a business plan would be required and the means of securing properties to businesses.				Uncertain Effects.						Minor long term local Benefits.		Uncertain Effects. Supporting housing needs for agriculture and other rural businesses is thought to have overall uncertain cumulative effects. It largely depends on the location of any new development to establish potential effects with only population, thought to have minor benefits due to supporting the rural economy.
The Council will explore options for how to secure the delivery of rural business residences in terms, ensure that development takes place as consented, and ensure the robustness of the business proposal.										Minor long term regional Benefits.		No Cumulative Effects across topics.
<b>AYR AND TROON PORTS.</b>												
The Council will seek to ensure the retention and continued development of existing sea port facilities at Ayr, Troon and Girvan.	Uncertain Benefits.	Minor long term local Benefits.	Minor long term local Benefits.	Uncertain Effects.	Uncertain Benefits.					Minor long term regional Benefits.	Minor long term regional Benefits.	Minor to moderate long term regional Benefits. Seeking the retention and continued development of these ports is thought to have minor to moderate cumulative effects. This is likely due to the perceived benefits as a result of increased economic growth with additional employment opportunities. Mitigation to avoid areas of flood risk and protect biodiversity, marine water quality, cultural heritage assets and the local landscape character leads to uncertain additional benefits.
The LDP shall recognise the intention of ABP to develop Masterplans for the development and future management of Ayr and Troon Ports; and will work in consultation with ABP in the preparation of the Masterplan. An Action Plan/Supplementary Guidance will be developed following the completion of a Masterplan to deliver aspirations of the Masterplan, where they meet Council objectives. Through the Action Plan, the LDP will adopt a flexible approach to encourage a wide range of appropriate uses within the port boundaries (particularly to encourage tourism and leisure uses).	Minor long term local Benefits.	Minor long term local Benefits.	Minor long term local Benefits.	Uncertain Effects.	Uncertain Benefits.	Uncertain Adverse Effects.	Uncertain Adverse Effects.		Uncertain Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits. Despite some residual adverse effects, it thought that cumulatively, this policy would have minor benefits. With mitigation to protect ecological and cultural heritage features as well as preventing adverse effects to water quality should lead to several additive effects. Improving the water quality would likely lead to enhancements to the aquatic ecology around the ports and also indirectly could benefit health. The range of uses including tourism and leisure is thought to lead to benefits to South Ayrshire as a whole through increased economic growth and improved employment opportunities.

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In relation to Ayr Port, the LDP, Port Masterplan, and Action Plan will identify a traffic management plan to allow vehicles to enter and leave the port in the most efficient manner, while minimising the potential impact on residential properties in the Newton area.		Minor long term local Benefits.				Minor long term local Benefits.				Uncertain Effects.		<b>Uncertain long term Benefits.</b> Across the topics, it is not certain how great an effect this policy will have on the environment. Effects on the population are uncertain dependant on what traffic management measures are proposed and what effects it would have on residents living in the Newton area.
In relation to Ayr Port, the LDP, Port Masterplan, and Action Plan will identify a landscape buffer/edge to the eastern side of the port, along the boundary with Newton.	Minor long term local Benefits.				Minor long term local Benefits.					Minor long term local Benefits.		<b>Minor long term local Benefits.</b> Developing a landscape buffer / edge in this area is thought to have additive benefits. This could benefit the local landscape character whilst also ensuring minimal visual effects for residents at Newton. As a result of landscape improvements, there may be indirect benefits to the local biodiversity. With mitigation to create a wildlife corridor; further benefits could be achieved.
In relation to Ayr Port, the LDP, Port Masterplan, and Action Plan will identify opportunities for a port extension to the east of Salt pans Road, Ayr (opposite Scottish Water depot).		Uncertain Effects.		Uncertain Effects.	Uncertain Effects.					Uncertain Benefits.		<b>Uncertain Benefits.</b> Extending the port to the east of Salt pans Road is likely to have cumulative benefits however the extent of these effects is unclear. It is anticipated that the population would benefit through potential job creation. Effects on soils are uncertain as it is not clear if this land is vacant and this means effects on landscape are uncertain.
<b>CRAIGIE ESTATE.</b>												
The Council will safeguard land at Craigie Estate for education, recreational and community purposes to reflect the current and future active uses within the estate. The indicative Masterplan highlights existing and potential land uses.	Uncertain Benefits.	Uncertain Benefits.	Uncertain Benefits.		Uncertain Effects.					Minor long term local Benefits.	Moderate long term regional Benefits.	<b>Minor long term local Benefits.</b> Safeguarding land at Craigie Estate is thought to have cumulative benefits. Not only will the new facilities benefit the population but could also lead to the retention of working age people in the region. Recreational facilities could encourage healthier lifestyles due to greater opportunities for physical exercise. Ensuring that biodiversity, historic assets and the water environment are protected through new development should allow for benefits in these areas which could lead indirectly to landscape benefits although this is uncertain.

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<p>The Council will develop a master plan for the Craigie/ Dam Park area in partnership with University of the West of Scotland, Ayr College, NHS Ayrshire and Arran, Craigie Caravan Park and Craigie Community Council. In particular the master plan will focus on: -</p> <p>Future education and residential accommodation for Ayr College and University of the West of Scotland;</p> <p>Traffic management and car parking facilities (Plan of new Estate road layout included);</p> <p>Future use of Craigie Caravan Park; and,</p> <p>Potential siting of Ayr Academy within Craigie Estate.</p> <p>Sharing and enhancement of recreational facilities</p> <p>Protection and enhancement of cultural heritage</p> <p>Protecting and enhancing biodiversity as an integral part of the South Ayrshire's green network</p> <p>Ensuring that Flood considerations are taken into account in any development proposals.</p>	<p><b>Minor long term local Benefits.</b></p>	<p><b>Minor long term local Benefits.</b></p>	<p><b>Minor long term local Benefits.</b></p>		<p><b>Uncertain Effects.</b></p>					<p><b>Minor long term local Benefits.</b></p>		<p><b>Minor long term local Benefits.</b></p> <p>This policy is thought to have minor benefits across topics. There are European protected species close to Craigie Estate in the form of Pipistrelle bats and so further ecological surveys are required. This is included in mitigation for this policy and will allow for some benefits to biodiversity.</p> <p>Further mitigation includes protection of historic assets and the water environment, namely the River Ayr. Improvements to the water environment may have additional benefits to aquatic ecology, further benefiting biodiversity.</p>
<p><b>A77 CORRIDOR STUDY.</b></p>												
<p>South Ayrshire Council will adopt Supplementary Guidance to provide detailed guidance on the improvement required to cater for the housing growth expected within the lifetime of the Plan.</p> <p>In particular, the road interventions required to improve the A77 corridor are: -</p> <ul style="list-style-type: none"> <li>- Signalisation of Monktonhill Roundabout;</li> <li>- Signalisation of Dutch House Roundabout and creation of filter lane;</li> <li>- Widening and signalisation Bankfield Roundabout and creation of filter lane; and,</li> <li>- Dual Whitletts to Holmston including River Ayr crossing, grade separation of Whitletts Roundabout and compact grade separation of Holmston Roundabout.</li> </ul> <p>The Council seek to establish, through supplementary guidance, a mechanism for delivery of these improvements to the A77. The total cost of the road improvements is estimated at £50-£80 million. As discussed under the Main Issues Topic "Meeting Infrastructure Needs" the Supplementary Guidance will explore funding the improvements; however the Guidance will address the management of funds for these improvements and establish who will implement the road improvements. This will require consultation with Transport Scotland, as the responsible authority for trunk roads.</p>	<p><b>Uncertain Effects.</b></p>	<p><b>Uncertain Effects.</b></p>	<p><b>Uncertain Benefits.</b></p>		<p><b>Uncertain Effects.</b></p>	<p><b>Mixed Effects.</b></p>	<p><b>Mixed Effects.</b></p>	<p><b>Mixed Effects.</b></p>		<p><b>Minor long term regional Benefits.</b></p>	<p><b>Minor long term regional Benefits.</b></p>	<p><b>Uncertain Benefits</b></p> <p>Cumulative effects across the topics are considered to be beneficial overall due to the potential for additive effects. The extent of effect however is uncertain as it is not clear through the option, the extent to which the protection of specified environmental assets is achievable.</p>

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<p>In addition to the road measures, the wider transport network would require further interventions to support the road improvements to handle future housing development. The A77 corridor study indicates that further improvement required would involve: -</p> <ul style="list-style-type: none"> <li>- Provision of a rail halt with Park-&amp;-Ride facilities at SE Ayr;</li> <li>- Park-&amp;-Ride facilities near Dutch House Roundabout and at Monkton, with connection to the rail network at Monkton if feasible; and</li> <li>- Provision of feeder bus services from the development sites linking into the strategic public transport network at the Park-&amp;-Ride sites.</li> </ul> <p>In developing an effective transport networks, the Council will exercise care to protect and, where possible, enhance biodiversity, water quality, cultural heritage features, soils and geology and the local landscape character when siting development.</p> <p>Development shall seek to minimise impacts on areas of greenbelt and proximity to noise sensitive receptors.</p>												
<b>CENTRAL SCOTLAND GREEN NETWORKS (CSGN).</b>												
<p>The Council will utilise appropriate existing green networks, active travel routes and environmental and economic assets to support sustainable economic development in South Ayrshire, in line with the Vision and priorities for the Central Scotland Green Network set out by the CSGN Partnership Board.</p> <p>By providing an accessible, high quality environmental setting the CSGN can enhance the existing tourism asset and attract new businesses to the area. For instance, it could support improvements in environmental quality around key transport links such as Prestwick Airport, railway stations and the A77 corridor, enhance active travel routes, attract new business to brownfield sites and encourage rural enterprises.</p> <p>Given the significant role, and government support for the Green Network the Council proposes to address key issues relating to access, renewable energy, tourism, the Galloway and Southern Ayrshire Biosphere, Galloway Forest Dark Sky Park, the coast and the greenbelt within the context of the opportunities offered by the integrated approach of the Central Scotland Green Network.</p>	<p><b>Minor long term regional Benefits.</b></p>		<p><b>Uncertain Benefits.</b></p>	<p><b>Minor long term regional Benefits.</b></p>	<p><b>Minor long term regional Benefits.</b></p>				<p><b>Minor long term regional Benefits.</b></p>	<p><b>Moderate medium to long term regional Benefits.</b></p>	<p><b>Minor long term regional Benefits.</b></p>	<p><b>Moderate medium to long term regional Benefits.</b></p> <p>This is thought to have moderate additive benefits across the SEA topics through the commitment to improving the environmental setting, enhancing business opportunities and utilising brownfield land where appropriate.</p>

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<b>Galloway and Southern Ayrshire Biosphere.</b>												
To support the re-designation process for the Galloway and Southern Ayrshire Biosphere, through the Steering Group, and to support the framework of objectives set out for the proposed zones, in line with the wider objectives of the Central Scotland Green Network.	Major long term local Benefits (minor global benefits)		Uncertain Benefits.	Uncertain Benefits.	Moderate to Major long term local Benefits (minor global benefits).				Minor long term regional Benefits.	Moderate long term regional Benefits.		Moderate to Major long term regional Benefits. Significant cumulative benefits across topics are envisaged through the support for the Biosphere.
<b>Dark Skies.</b>												
The Council will support the objectives of the Dark Sky Park in the Galloway Forest Park, and will seek to integrate and co-ordinate these objectives with the wider aim of the Central Scotland Green Network and LDP.	Minor long term local Benefits.						Minor long term national Benefits.			Minor long term regional Benefits.		Minor long term regional to national Benefits. Supporting the Dark Skies project is anticipated to have additive effects to the environment.
<b>Access.</b>												
Develop an LDP policy which ensures that proposals will not impact adversely on public rights of way, core paths and long distance routes. Where such infrastructure is affected by a development during construction and upon completion, the developer should incorporate appropriate alternative or modified public access provision, approved by the Council. Development proposals on land where the Core Paths Plan has identified an aspirational core path will be expected to incorporate it into the overall design layout of the site and build the path to a standard agreed with the Council.									Minor long term regional Benefits.	Minor long term regional Benefits.		Minor long term regional Benefits. Additive benefits are envisaged through this policy due to maintaining sustainable access ensuring proposals do not adversely affect public rights of way, core paths and long distance routes resulting in benefits to the population and human health and overall minor benefits across topics.
<b>Coast.</b>												
Review current SALP policy & strategy relating to coastal planning to ensure that the Council's strategy for coastal development remains robust, deliverable and sustainable. The strategy will seek to protect and enhance the coastal asset whilst optimising the opportunities for sustainable coastal development. The Council will also seek to optimise linkages with other assets within the Central Scotland Green Network.	Mixed Effects.		Uncertain Adverse Effects.	Minor long term regional Benefits.	Mixed Effects.				Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits. Although there are some potential adverse effects envisaged through this preferred option, cumulatively it is anticipated that there will be minor benefits across topics to the natural and built environment.
In preparing the LDP, cognisance of the Firth of Clyde Marine Spatial Plan Draft will be given to enable the Council to set a clearer direction for managing coastal development, clarify objectives and priorities, and direct decision makers and users to a more efficient and coherent approach towards the sustainable development and protection of marine resources.	Mixed Effects.	Mixed Effects.	Uncertain Adverse Effects.		Mixed Effects.				Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits. Although there are some potential adverse effects envisaged through this preferred option, cumulatively it is anticipated that there will be minor benefits across topics to the natural and built environment.
The LDP will identify coastal areas where potential exists to improve and develop coastal access paths; and ensure that coastal development proposals incorporate design layouts to accommodate coastal access.	Minor long term regional Benefits.			Minor long term regional Benefits.					Minor long term regional Benefits.			Minor long term regional Benefits. With mitigation to protect biodiversity and soils from adverse effects of walkers

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												(potential for trampling of plants and soil erosion), there are thought to be cumulative benefits, allowing greater access to the coast and promoting walking opportunities.
<b>Tourism.</b>												
The LDP will seek to promote opportunities for tourism development that will protect, enhance and optimise the environmental assets of South Ayrshire, which support the Vision for the LDP and align with the wider Central Scotland Green Network strategy.	Minor long term regional Benefits.				Minor long term regional Benefits.	Minor long term regional Benefits.		<b>Moderate long term regional Benefits.</b> Moderate benefits across topics are envisaged. This is due to the commitment to protecting and enhancing environmental assets. This is thought to lead to direct and indirect benefits to several SEA parameters.				
<b>Greenbelt.</b>												
The Local Development Plan will retain the Greenbelt designated in the SALP, subject to: Establishing that the number of housing units required to maintain an effective housing land supply (to be identified through comparison of the Housing Needs and Demands assessment with the Ayrshire Joint Structure Plan) cannot be accommodated without reverting to greenfield sites that are not currently within existing settlements; and, Establishing that the LDP's growth strategy ("growing South Ayrshire's economy in an outstanding natural environment") is required to manage the growth of South Ayrshire in meeting identified housing needs/demands; and, Appraising the stated purpose of the greenbelt, as set out in the SALP, against SPP21 "Green Belts".	Uncertain Benefits.			Uncertain Effects.	Uncertain Effects.							<b>Uncertain Effects.</b> Cumulatively, effects of this policy option are largely uncertain. There may be benefits to the natural environment due to the presence of greenbelt land but as this policy does not establish the exact location of greenbelt, it is not possible to ascertain the exact effects.
The boundaries of the existing greenbelt will be reviewed by giving consideration to: - Protecting the growth strategy set out in the preferred vision; Protecting the effectiveness of housing release sites identified in the SALP; and, Retaining and establishing enduring greenbelt boundaries in accordance with Scottish Planning Policy 21 "Green Belts".	Uncertain Effects.			Uncertain Effects.	Uncertain Effects.					Minor long term regional Benefits.	Uncertain Effects.	<b>Uncertain Effects.</b> Cumulatively, effects across topics are uncertain. This is because it is not clear how exactly the greenbelt boundary will be altered at this stage.
The LDP shall alter the greenbelt boundaries in accordance with the review set out above.	Uncertain Effects.			Uncertain Effects.	Uncertain Effects.					Minor long term regional Benefits.	Uncertain Effects.	<b>Uncertain Effects.</b> Cumulative effects are considered uncertain at this stage depending on the exact location of the greenbelt boundaries.

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<b>CLIMATE CHANGE.</b>												
<b>Flooding.</b>												
Develop an LDP policy which requires developers to produce a flood risk assessment to accompany any planning application in areas within or adjoining areas of unacceptable risk. Once completed, the Flood Risk Management Plan shall identify areas of flood risk on maps to help direct development away from areas at risk from flooding.			Minor long term regional Benefits.				Minor long term regional Benefits.		Minor long term regional Benefits.	Uncertain Benefits.		Minor long term regional Benefits. Avoiding areas of flood risk not only has benefits to the water environment topic but also indirect benefits to the population and its health. Furthermore it promotes development which is more resilient to the effects of climate change.
<b>Sustainable Construction.</b>												
Develop LDP policy in line with government guidance seeking a reduction in carbon emissions for new developments.							Minor long term national Benefits.					No cumulative effects.
<b>Waste Management.</b>												
Develop an LDP policy when aware of the findings of the Ayrshire Joint Strategic Waste Management Project Group, in order to ascertain the preferred location for an Ayrshire wide Residual Waste facility.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Uncertain Benefits.	Uncertain Benefits.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Minor long term regional to national Benefits.	Uncertain Effects. Cumulative effects across the SEA topics are thought to be uncertain due to the large amount of uncertainty present as to potential effects on several environmental parameters.
<b>Air Quality.</b>												
Develop an LPD policy which ensures that proposals which may affect air quality are assessed against the National Air Quality Objectives.						Moderate long term regional to national Benefits.			Uncertain Benefits.			Moderate long term regional Benefits. This policy is thought to have moderate cumulative effects. Ensuring that proposals which may affect air quality across South Ayrshire are assessed against the Air Quality Objectives are thought to not only have benefits to air quality but additive effects to health as a result of reduced exposure to air pollution.
<b>MEETING INFRASTRUCTURE NEEDS.</b>												
The different types of infrastructure are categorised as below, for the purposes of managing developer contributions. Type 1: Physical works/infrastructure required to allow the construction and operation of the development, to the standard of key agencies. Infrastructure of this type may include provision and maintenance of roads, water, drainage, and sewage disposal connections. Infrastructure of this type may be required within the site; or at a location remote from the application site, but in both instances where it is demonstrably associated with the impact of the development. Type 2: Social or community infrastructure	Uncertain Effects.		Uncertain Benefits.		Uncertain Effects.				Uncertain Effects.	Uncertain Benefits.	Minor long term regional Benefits.	Uncertain regional Benefits This option is cumulatively thought to have benefits to the natural and built environment South Ayrshire-wide. It may be that this policy option will result in additive cumulative effects however due to the uncertainty of the benefits it is not possible to ascertain this at present.

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<p>required to service the function of the development within the wider community. This type of infrastructure may include provision and maintenance of waste management facilities; affordable housing; education facilities; and play equipment and open space.</p> <p>Developers will be expected to pay for, or contribute to the cost of infrastructure which would not have been necessary without the development. In order to manage the funding of infrastructure through development, funding will differ depending on the type of infrastructure.</p> <p>The cost of providing new or upgraded infrastructure that falls into type 1 and is required as a direct result of development shall be met by the developer. Development viability will not be considered as a justification for not mitigating against the cost of servicing the development.</p> <p>Type 2 infrastructure contributions will be sought from new housing development. Developers will not be expected to fund waste management facilities while the Council's waste management facilities do not currently operate to full capacity. Where the Council cannot cater for the waste management needs of any development by utilising the capacity of its current waste management assets, developer contributions may be required. Viability shall be taken into consideration when seeking contributions for type 2 infrastructure development.</p> <p>In securing contributions for both types of infrastructure, it will be expected that contributions will be made immediately prior to the grant of planning permission, as this is the most efficient way of collecting contributions; however, with both types of infrastructure, the Council may consider deferred or phased payments, where this does not adversely affect the operation of existing infrastructure or the function of the development.</p> <p>It should be noted that allowing potential flexibility on level of contribution and timing of payment of contribution may add less certainty to the funding available to develop infrastructure.</p>												
<b>Educational Contributions.</b>												
<p>That statutory supplementary guidance shall be adopted alongside the LDP on the funding of new or upgraded educational facilities required directly as a consequence of development.</p> <p>The supplementary guidance shall establish that all new housing developments (with the</p>										<p><b>Minor long term local and regional Benefits.</b></p>		<p><b>No cumulative effects.</b> As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.</p>

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exception of housing for the elderly) will contribute towards the development of new nursery, primary and secondary educational facilities, at a level defined for each catchment. The guidance would also explore the timing of collection of any contribution required.												
<b>Affordable Housing Contributions.</b>												
The existing draft supplementary planning guidance shall be reviewed in respect of the trigger point for collection of contributions. The Council's preference is that contributions (financial or land) will be collected immediately prior to issuing planning permission. In recognising that in some instances, payment of a financial sum in lieu of on-site affordable housing may not be possible until the developer can secure a financial return on the development; the Council may consider accepting deferred or phased payments. Any transfer of land in lieu of the provision of on-site affordable housing units shall be completed prior to the formal granting of planning permission. PAN74: Affordable Housing sets out government guidance on the calculation and delivery mechanism for affordable housing policies, including the calculation of commuted sums in lieu of on-site housing provision. Given that PAN74 is currently being revised, it is proposed that the outcome of the review is awaited before further options are considered.										Uncertain Benefits.		<b>No cumulative effects.</b> As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.
<b>Retail Impact.</b>												
Where a proposed development in an out of centre location is projected to have a detrimental impact on the viability and vitality of a town centre, a contribution will be sought from the developer towards improvements which could help to mitigate the impact of the development on town centres. The mechanisms for calculating and collecting these contributions would be set out within Supplementary Planning Guidance.										Minor long term local Benefits.		<b>No cumulative effects.</b> As this policy option only had effects on one SEA parameter, it is not considered to have any cumulative effects across the topics.
<b>AYR RENAISSANCE.</b>												
Option B: A small extension to include Ayr Academy and some surrounding associated uses. This option reflects the Council's decision to consider relocate the school. Although a final decision on the building's future has not been made it may be prudent to incorporate it within the town centre to help facilitate a wider range of future uses, such as office space or mixed use development. Town centre designation can also help to secure funding, e.g. for heritage or environmental improvements.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.							Minor long term local Benefits.		<b>Uncertain Effects.</b> The extension of Ayr town centre is thought to have some uncertain effects dependant on funding for environmental improvements. Cumulatively therefore effects are uncertain across topics at this stage.

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Option C: Extend along South Harbour Street to the Esplanade to include the Citadel Leisure Centre and development sites on the Esplanade. This could help to promote greater use and regeneration of the riverside area, potentially help to secure future funding for improvements and would incorporate a significant development site, currently being progressed for office development, within the town centre.	Uncertain Benefits.		Minor long term local Benefits.							Minor long term local Benefits.		<b>Minor long term local Benefits.</b> Across topics it is thought that there would be cumulative benefits, particularly through acceptance of mitigation to ensure that water quality does not deteriorate.
<b>South Ayrshire's Network of Town Centres.</b>												
It is proposed to retain the existing network of centres identified within the South Ayrshire Local Plan, seeking to guide large scale retail development to Ayr, Prestwick and, Troon, Maybole and Girvan.										Minor long term regional Benefits.		<b>No cumulative effects.</b>
<b>Sequential Approach.</b>												
The sequential approach would apply only to large scale retail development proposals. This, as is currently the case, directs larger retail firstly to town centres, then to edge of town centres, then to local centres (e.g. Heathfield Retail Park) before considering the acceptability of out-of-centre locations for such proposals.  Non-retail commercial development would not require to demonstrate that it could not locate within a town centre. This approach may still allow movement of these uses to locations outwith town centre, due to cheaper land and development costs, which may affect the viability of the town centres and could discriminate against non-car users.						Minor long term regional Benefits.	Minor long term national Benefits.		Minor long term regional Benefits.	Minor long term regional Benefits.	Minor long term regional Benefits.	<b>Minor long term regional Benefits.</b> Cumulatively it is thought that the option would have minor benefits across topics. The option is likely to have minor benefits to the human environment through preferred siting of development within town centres allowing easy access, utilising existing infrastructure and promoting walking/cycling opportunities.
<b>Town Centre Opportunities.</b>												
Supplementary Guidance will be developed for Ayr Town Centre, in consultation with Ayr Renaissance LLP, to identify under utilised and vacant listed buildings, vacant and derelict sites as potential development opportunities. The Supplementary Guidance will identify potential future uses of those sites/buildings, and prepare design briefs for the development of opportunity sites, to ensure long term townscape preservation and enhancement, in accordance with the Conservation Area Management Plan and the Council's existing policies on protection of the built environment.  The Council will support residential development within the town centre, and will consider the potential of opportunity sites for residential purposes, with in whole, or as part of a mixed-use development.  In consultation with Ayr Renaissance LLP, development opportunities have been identified for Ayr town centre.		Minor long term local Benefits.	Mixed Effects.	Minor long term local Benefits.		Minor long term local Benefits.	Minor long term local Benefits.			Moderate long term local Benefits.		<b>Minor to moderate long term local Benefits.</b> The option is likely to be beneficial in siting many types of development within town centres leading to cumulative benefits across topics. This is likely to encourage accessible locations and economic development to town centres, promoting quality of life, community environments, healthy activity and use of existing infrastructure opportunities.

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<b>GIRVAN TOWN CENTRE.</b>												
<b>Town Centre Boundaries.</b>												
An extension is proposed to include the land beside the harbour - the former swimming pool and public car park, highlighted in Plan (Insert appropriate number). This is designed to assist in the regeneration of this area which is largely vacant following the closure of the swimming pool. It nonetheless remains the key location in Girvan for a major tourism and community leisure facility to be developed. This area could be designated solely for tourism and leisure development to ensure that the community facility role that the area plays is retained and inappropriate retail uses, that could undermine the core retail area, are resisted. Linkages (physical and visual) and streetscape could be enhanced between the retail core and harbour/ beach area to stimulate development of both areas. It also highlights the importance of the harbour area/ beach area as an asset to the town. This would also help promote the development of the harbour for marine based activities to increase tourism. The Council is working in partnership with local organisations to bring forward appropriate regeneration proposals for this large harbour site. The planning service may produce a development brief if appropriate to ensure a high standard of development.		Uncertain Effects.	Uncertain Effects.	Minor long term local Benefits.	Uncertain Effects.				Minor long term local Benefits.	Moderate long term local Benefits.		Minor to moderate long term local Benefits. Additive benefits are envisaged through this option. It is thought that benefits would be present for the population and human health of the town of Girvan through the provision of community leisure facilities and employment opportunities. In addition the re-use of vacant land is promoted over that of the greenbelt.
<b>Managing Uses.</b>												
The Council will retain its policy to guide new retail and commercial development to existing centre in line with SPP8 sequential approach. However be more flexible in relation to the types of developments allowed within the town centre to reduce vacancy levels which would revitalise the centre.		Uncertain Adverse Effects.		Minor long term local Benefits.		Minor long term local Benefits.	Minor long term local Benefits.		Minor long term local Benefits.	Moderate long term local Benefits.	Minor long term local Benefits.	Moderate long term local Benefits. Directing development to locations accessible by walking, cycling and public transport may benefit air quality by reducing the requirement for cars.
<b>MAYBOLE.</b>												
To retain the existing town centre boundaries and highlight development opportunities within this core area to stimulate regeneration.				Minor long term local Benefits.								No cumulative effects across topics.
Develop a Supplementary Guidance for Maybole through a working group including community members. This document will highlight development opportunities for different land uses within the town, protect certain land uses within the town, protect the line of the by-pass from other development and determine the appropriate settlement boundary. This would allow greater flexibility in terms of settlement growth which could assist the earlier implementation by-pass and town centre public realm projects through development contributions.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Uncertain Effects.	Mixed Effects.	Mixed Effects.			Moderate long term local Benefits.		Uncertain Benefits. This option has some uncertainty as to effects on several SEA topics as the location of the proposed new settlement boundary is not known. It is therefore considered that across topics there will be benefits but the extent is considered to be uncertain.

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<b>CUMULATIVE EFFECTS ACROSS PREFERRED OPTIONS</b>												
Cumulative Assessment Weightings.	Uncertain to minor long term Benefits.	Minor long term local to regional Benefits.	Minor long term localised Benefits.	Minor long term local to regional Benefits,	Uncertain to minor long term Benefits.	Minor long term local and regional Benefits.	Minor long term regional and national Benefits.	Uncertain Benefits.	Minor long term local and regional Benefits.	Moderate to Major short to long term local and regional Benefits.	Minor long term local and regional Benefits.	
Overall Cumulative Effects.	Overall, minor to moderate long term benefits to the natural and built environment of South Ayrshire are envisaged. Greater benefits have been achieved through the continuous incorporation of SEA findings into the MIR development. The main benefits likely to be achieved through the MIR are to the population of South Ayrshire through a commitment to sustainable economic growth, enhanced employment opportunities and the development of a better quality of life and community environment, encouraging people to live and work in the region.											