

**Appropriate Assessment into the
Impact of the South Ayrshire Local
Plan upon Natura 2000 sites**

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1.0 Introduction

1.1 In October 2005 the European Court of Justice passed a ruling which will have inevitable implications for the planning profession throughout the UK. The ruling prescribed to the UK not being in compliance with the European Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (otherwise known as the *Habitats Directive*) because the transposition of the Directive to the UK Habitats Regulations does not specifically require land use plans to be considered under Articles 6(3) and 6(4) of the Directive. The regulations were first transposed into UK law through Regulations 48, 49 and 53 of the *Conservation (Natural Habitats, & c.) Regulations 1994*. It is therefore the case that local plans can now only be adopted if:

- there has been a determination by the planning authority based on objective information that the provisions of the plan are not likely to have a significant effect on any European site; or
- an appropriate assessment has been carried out in respect of the provisions of the plan in line with requirements of Article 6.3 and 6.4 of the Habitats Directive.

The Scottish Executive conveyed the outcome of this ruling to Scottish local planning authorities in December 2005.

1.2 The South Ayrshire Local Plan has gone through a number of stages in order to reach the current position:

- March 1999 – publication of the Draft South Ayrshire Local Plan.
- May 2002 – publication of the Finalised South Ayrshire Local Plan.
- August 2004 – March 2005 – Public Local Inquiry into objections to the Finalised South Ayrshire Local Plan.
- April 2006 – findings of the Public Local Inquiry conveyed to South Ayrshire Council.
- September 2006 – proposed modifications agreed by the Council.
- *Spring 2007 – anticipated adoption date of the plan.*

1.3 This assessment examines each of the policies of the South Ayrshire Local Plan (SALP), including those of the proposed modifications, against the four Natura 2000 sites within South Ayrshire in order to determine any impacts which the policies within the Plan may have upon the each of the sites. Hereafter the plan will be referred to as the South Ayrshire Local Plan (SALP). This is the plan as finalised in 2002, together with Pre Inquiry changes approved in 2004 and the September 2006 Proposed Modifications. The SALP covers the whole of the administrative area of South Ayrshire Council.

2.0 Natura 2000 Designations within South Ayrshire

2.1 These comprise of:

- Glenn App and Galloway Moors Special Protection Area;
- Ailsa Craig Special Protection Area;
- Merrick Kells Special Area of Conservation; and
- Lendalfoot Hills Complex Special Area of Conservation

2.2 Kirkcowan Flow and the River Bladnoch are Special Areas of Conservation which lie outwith the boundary of South Ayrshire, within Dumfries and Galloway. Given that they lie outwith the boundaries of South Ayrshire there are few policies which could have a direct impact upon these sites. Despite this it has been considered appropriate to conduct a brief assessment of the potential impacts of this plan upon these sites (see appendix 1).

3.0 The South Ayrshire Local Plan and Natura 2000 sites

3.1 One of the key aims of the South Ayrshire Local Plan is to ensure that new developments do not adversely impact upon the environment. This is reflected in the overarching sustainable development objectives of the Plan which have been incorporated into the objectives of all subsequent chapters of the Plan. The relevant key objective for this appropriate assessment is that which seeks to “*conserve and enhance valued resources of the natural and built environments and to maximise the environmental quality of towns and the countryside.*”

3.2 Within the context of that key objective the Local Plan includes an overarching policy (STRAT5) which seeks to protect various aspects of the environment:

3.3 The relevant section of this strategic policy reads:

“In seeking to ensure a high quality environment, the Council will expect, that all development:

c) Respects and safeguards natural heritage resources; and...”

3.4 This strategic policy forms part of the settlement strategy which can be viewed as providing the foundation upon which all policies in the Plan are built. The settlement strategy provides a vision for how the Council wishes to see the towns and countryside areas of South Ayrshire develop. In essence the settlement strategy is concerned with providing a framework that best contributes towards the principles of maximising sustainable economic growth.

3.5 Policy ENV1 of the Local Plan pertains specifically to the protection of Natura 2000 sites:

“There will be a strong presumption in favour of protecting all existing or proposed:

a) Special Areas of Conservation (SAC) and Special Protection Areas (SPA) unless there are imperative reasons of over-riding public interest and there is no alternative solution; and

b) Sites of Special Scientific Interest unless any adverse effects are outweighed by social or economic benefits of national importance.”

3.6 South Ayrshire Council is aware of the importance of protecting valued features of the natural environment. Local Plans are one of the main instruments which can be used to protect and enhance such resources. These policies are a clear reflection that the Council is determined to ensure that qualifying sites of local, national and international importance are afforded the necessary protection.

3.7 It should also be noted that no planning application is determined using the provisions of a single Local Plan policy. A proposal will be assessed against a range of policies which are applicable to each proposal. This includes both site specific policies and the more generic policies which are applicable throughout the plan area. Policy ENV1 will therefore be applied to any proposal which has the potential to impact upon any of the four Natura 2000 sites within South Ayrshire. The fact that this policy provides for a “strong presumption” in favour of protecting Natura 2000 sites will have a significant bearing upon any such proposals.

4.0 Methodology used to undertake the Appropriate Assessment

4.1 The first step in the process was to identify the exact location of the four Natura 2000 sites within South Ayrshire on a Geographical Information System. Information was then collected on the qualifying interests and conservation objectives of each of the sites, as this would affect their level of sensitivity to the impacts of different policies. This information was made available by Scottish Natural Heritage.

- 4.2 The assessment was carried out through looking at each of the four sites individually and making an initial assessment on the likelihood of a policy impacting upon each site. It was evident at this stage that the majority of the policies within the Plan were not likely to have an impact upon the Natura 2000 sites. There are three main reasons for this. Firstly, the Plan had been prepared through ensuring that any potentially negative impacts were mitigated from the outset. Secondly, many of the policies were site specific and did not relate to the Natura 2000 sites, for example a policy which identifies a site for having the potential to accommodate a certain number of houses. Thirdly, given the range of issues that have to be covered within a local plan it is clear that only a small number of policies will have an impact upon a specific site.
- 4.3 Appendix 1 provides information on the findings of the initial stage of the assessment. This stage was carried out by working through each of the policies within the plan and determining whether or not a policy had the potential to adversely impact upon each of the Natura 2000 sites. The findings of this stage of the assessment are summarised within tables I, II, III, and IV under the column heading 'Initial Assessment'.
- 4.4 It should be noted that where a positive impact is predicted in the initial assessment of a policy it was concluded that there was no need to carry out further assessment of that policy. Where there is no entry for a policy under the column entitled 'Detailed Assessment' it can be assumed that the outcome of the initial assessment was sufficient to conclude that the policy would have no impact or indeed a positive impact upon the site.
- 4.5 Where it was considered that a policy had the potential to adversely impact upon a Natura 2000 site a further stage of assessment was undertaken. The findings of this stage of the assessment are provided in Appendix 2. The information provided in Appendix 2 directly corresponds to the columns entitled 'Detailed Assessment' and 'Impact avoided in context of other policies' within tables I, II, III, and IV. This was a much more detailed level of assessment which involved taking into account the range of policies within the Plan in order to determine the safeguards which had been built into the Plan with the aim of protecting Natura 2000 sites. In most cases the primary safeguarding provisions are Strategic Policy STRAT5 and Policy ENV1 of the Local Plan.

5.0 Findings of the assessment

- 5.1 It is evident that a number of policies and proposals within the Plan have the potential to impact upon any one of the four sites when read in isolation. However, decisions on proposals for development are determined through weighing up the range of relevant policies within the Plan to ensure that the decisions made are a reflection of the aims, objectives and policies of the Plan as a whole.
- 5.2 The assessment revealed that there were some land use activities which, whilst noted within the Plan, could not be comprehensively controlled through the provisions of planning legislation. For example the planting of trees could potentially impact upon a site. However, tree planting does not require planning consent and can therefore not be adequately controlled by the provisions of a development plan.
- 5.3 Trunk road improvement schemes are another example of where the Local Plan in itself has little influence. The Scottish Executive, through Transport Scotland, is ultimately responsible for their implementation and is therefore required to ensure that the necessary assessments are conducted in relation to environmental impacts.
- 5.4 The detailed assessments of individual policies within the Plan demonstrate how a policy is applied in practice. They show how the potentially adverse impacts of a policy would be mitigated through ensuring that all of the relevant policies were taken into account in the determination of a development proposal.

6.0 Conclusion

- 6.1 South Ayrshire Council recognises the importance of sustainable development. Environmental protection, preservation and enhancement are key issues in making it a realistic target. The South Ayrshire Local Plan has been prepared through taking cognisance of this and ensuring that environmental considerations play a central role in the aims and objectives of the Plan as a whole.
- 6.2 Accordingly, on the basis of this comprehensive appropriate assessment undertaken by South Ayrshire Council, the Council concludes and submits that the provisions of its South Ayrshire Local Plan will result in no adverse impacts upon the conservation objectives of the four Natura 2000 sites within South Ayrshire. The appropriate assessment also demonstrates that the necessary safeguards have been built into the Local Plan to ensure that any potentially adverse effects have been mitigated and that the qualities and overall integrity of these sites are fully protected.

7.0 Summary of Assessment Stages

7.1 Tables I, II, III and IV provide a summary of each stage of the assessment process. It was concluded that this was the most appropriate form of presenting the information as it clearly shows each stage of the assessment and the conclusion that was made in respect of each policy. The first column shows the policy being assessed. The second column provides information on the initial stage of the assessment. This is a summary of the information provided within Appendix 1. This stage involved working through each of the policies within the plan and determining whether or not a policy had the potential to adversely impact upon each of the Natura 2000 sites.

7.2 The third column relates to the detailed stage of the assessment. This is a summary of the information provided within Appendix 2. This was a much more detailed level of assessment which involved considering the policies within the Plan in the context of the Plan as a whole in order to determine the safeguards which had been built into the Plan with the aim of protecting Natura 2000 sites. The fourth column identifies where potentially negative impacts have been satisfactorily addressed in the context of other policies within the Plan. This information is also provided within Appendix 2.

Impacts upon Natura 2000 sites

- 0 Policy will not have an impact on the Natura 2000 site.
- + The policy is likely to have a positive impact on the Natura 2000 site.
- The policy could have a negative impact on the Natura 2000 site.

Table I - Ailsa Craig SPA

Policy	Initial Assessment	Detailed Assessment	Impact avoided in context of other policies	Additional comments
STRAT1	0			
STRAT2	0			
STRAT3	0			
STRAT4	0			
STRAT5	+			
STRAT6	0			
FE1	-	0	Yes	Topography, the remoteness of the site and infrastructure also obstacles to development.
FE2	0			
FE3	0			
OPP1	0			
OPP2	0			
IND1	0			
IND2	0			
IND3	0			
IND4	0			
IND5	-	0	Yes	Adverse impacts avoided through the consideration of the environmental objectives of the Plan.
NTN1	0			
HFD1	0			
AIR1	0			
AIR2	0			
AIR3	0			
PORT1	0			
PORT2	-	0		A more detailed level of appropriate assessment revealed that the relevant ports were not within a

				distance where their development could impact upon the Ailsa Craig.
OFF1	0			
OFF2	0			
RET1	0			
RET2	0			
RET3	0			
RET4	0			
RET5	0			
RET6	0			
RET7	0			
RET8	0			
RET9	0			
RET10	0			
RET11	0			
RET11A	0			
RET11B	0			
RET12	0			
RET13	-	0	Yes	The fact that there are no inhabitants on the island raises major questions regarding the economic viability of a retail development upon the site.
TOUR1	-	0	Yes	There are no inhabitants on the island and access to the island is extremely restricted. The viability of a leisure facility upon the site would be questionable.
TOUR2	-	0		A more detailed level of assessment revealed that no tourist facility could be located upon this site, as it would not meet the provisions of this policy given the remoteness of the Ailsa Craig.
TOUR3	0			
TOUR4	-	0	Yes	The topography of the island and economic viability of a golf course in such a remote location are additional obstacles to such development.
TOUR5	0			
RE1	0			
RE2	-	0	Yes	
RE3	0			
RE4	0			
RE5	-	0	Yes	
RE6	0			
RE7	-	0		There are no active mineral extraction workings on the site.
RE8	0			
RE9	-	0		Forestry falls

				outwith the definition of 'development' and can therefore not be adequately controlled through the planning system.
ENV1	+			
ENV2	0			
ENV3	+			
ENV4	-	0	Yes	The function of the development would be compromised if the conservation objectives of the site were compromised.
ENV5	0			
ENV6	0			
ENV7	0			
ENV8	-	0	Yes	
ENV9	-	0		The Coastal Strategy ensures that the protection of this site as there is a general presumption against development on this area due to its environmental sensitivity.
ENV10	0			
ENV11	-	0		Tree planting falls outwith the scope of development. The planning system is therefore unable to adequately control such developments.
ENV12	0			
ENV13	0			
BE1	0			
BE2	-	0	Yes	
BE3	0			
BE4	0			
BE5	0			
PROPOSAL2	0			
BE6	-	0	Yes	
BE7	-	0		Adverse impacts would be mitigated at an earlier stage in the development process.
BE8	0			
H1	0			
H2A	0			
H2B	0			
H3A	0			
H3B	0			
H4	0			
H5	0			
H6	0			
H7	0			
H8	0			
H9	-	0	Yes	
H10	0			
H11	0			
H12	0			
H13	0			

H16	0			
H17	0			
H18	0			
H19	0			
SERV1	-	0		Proposals are required to accord with the environmental objectives of the Plan mitigating potentially negative impacts upon the Ailsa Craig.
SERV2	0			
SERV3	-	0		An EIA is required to accompany proposals for energy production developments. This ensures that potentially adverse effects can be acknowledged and mitigated at an early stage.
SERV4	0			
SERV5	0			
PROPOSAL3	0			
RECOMMENDATION1	0			
SERV6	0			
SERV7	0			
SERV8	-	0	Yes	
SERV9	0			
PROPOSAL4	0			
SERV10	0			
SERV11	0			
SERV12	0			
SERV13	0			
SERV14	0			
SERV15	-	0	Yes	
SERV16	0			
SERV17	-	0	Yes	
SERV18	-	0	Yes	
IMP1	0			
IMP2	0			

Table II - Glen App and Galloway Moors SPA

Policy	Initial Assessment	Detailed Assessment	Impact avoided in context of other policies	Additional comments
STRAT1	0			
STRAT2	0			
STRAT3	0			
STRAT4	-	0	Yes	
STRAT5	+			
STRAT6	0			
FE1	-	0	Yes	Remoteness, topography and infrastructure constraints are all additional obstacles to development.
FE2	0			
FE3	0			
OPP1	0			
OPP2	0			
IND1	0			
IND2	-	0	Yes	
IND3	0			
IND4	0			
IND5	-	0		Adverse impacts avoided through the consideration of the environmental objectives of the Plan.
NTN1	0			
HFD1	0			
AIR1	0			
AIR2	0			
AIR3	0			
PORT1	0			
PORT2	0			
OFF1	0			
OFF2	0			
RET1	0			
RET2	0			
RET3	0			
RET4	0			
RET5	0			
RET6	0			
RET7	0			
RET8	0			
RET9	0			
RET10	0			
RET11	0			
RET11A	0			
RET11B	0			
RET12	-	0	Yes	Topography, remoteness, infrastructure constraints are additional obstacles to development.
RET13	-	0		No proposals could comply with this policy as there are no built elements of the site which meet the provisions of the policy itself.
TOUR1	-	0	Yes	
TOUR2	-	0	Yes	
TOUR3	0			
TOUR4	-	0	Yes	

TOUR5	0			
RE1	-	0	Yes	Potentially adverse impacts are also mitigated within the provisions of the policy itself.
RE2	-	0	Yes	
RE3	0			
RE4	0			
RE5	-	0	Yes	
RE6	-	0	Yes	
RE7	0			
RE8	0			
RE9	-	0		Forestry falls outwith the definition of 'development' and can therefore not be adequately controlled through the planning system.
ENV1	+			
ENV2	0			
ENV3	+			
ENV4	-	0	Yes	
ENV5	0			
ENV6	0			
ENV7	0			
ENV8	-	0	Yes	
ENV9	-	0		The Coastal Strategy states that the conservation of natural resources is a priority in this area and that there is a general presumption against any development.
ENV10	0			
ENV11	-	0		Tree planting falls outwith the scope of development. The planning system is therefore unable to adequately control such developments.
ENV12	0			
ENV13	0			
BE1	0			
BE2	0			
BE3	0			
BE4	0			
BE5	0			
PROPOSAL2	0			
BE6	-	0	Yes	
BE7	-	0		Potentially adverse impacts mitigated at an earlier stage in the process.
BE8	0			
H1	0			
H2A	0			
H2B	0			
H3A	0			
H3B	0			
H4	0			
H5	0			
H6	0			
H7	0			

H8	-	0	Yes	No impact is predicted due to the scale of potential development.
H9	-	0	Yes	
H10	0			
H11	0			
H12	0			
H13	0			
H16	0			
H17	0			
H18	0			
H19	0			
SERV1	-	0		Proposals are required to accord with the environmental objectives of the Plan mitigating potentially negative impacts upon this site.
SERV2	0			
SERV3	-	0		An EIA is required to accompany proposals for energy production developments. This ensures that potentially adverse effects can be flagged and mitigated at an early stage.
SERV4	-	0	Yes	
SERV5	0			
PROPOSAL3	0			
RECOMMENDATION1	0			
SERV6	0			
SERV7	0			
SERV8	-	0	Yes	The provision of footpaths is unavoidable given the requirements of the Land Reform Act. The provision of a single route prevents dispersed disturbance throughout the site.
SERV9	0			
PROPOSAL4	0			
SERV10	0			
SERV11	0			
SERV12	0			
SERV13	0			
SERV14	0			
SERV15	-	0	Yes	Due to the remoteness of the site from any major settlements and its topography it is clear that a waste transfer facility would not be suitable upon this site.
SERV16	0			
SERV17	-	0	Yes	
SERV18	-	0		There is adequate protection within the policy itself to prevent this type of

				development on this site.
IMP1	0			
IMP2	0			

Table III - Lendalfoot Hills Complex SAC

Policy	Initial Assessment	Detailed Assessment	Impact avoided in context of other policies	Additional comments
STRAT1	0			
STRAT2	0			
STRAT3	0			
STRAT4	-	0	Yes	
STRAT5	+			
STRAT6	0			
FE1	-	0	Yes	
FE2	0			
FE3	0			
OPP1	0			
OPP2	0			
IND1	0			
IND2	-	0		Topography remoteness and compromising the environmental objectives of the Plan are all obstacles to development.
IND3	0			
IND4	0			
IND5	-	0		Adverse impacts avoided through the consideration of the environmental objectives of the Plan.
NTN1	0			
HFD1	0			
AIR1	0			
AIR2	0			
AIR3	0			
PORT1	0			
PORT2	0			
OFF1	0			
OFF2	0			
RET1	0			
RET2	0			
RET3	0			
RET4	0			
RET5	0			
RET6	0			
RET7	0			
RET8	0			
RET9	0			
RET10	0			
RET11	0			
RET11A	0			
RET11B	0			
RET12	-	0	Yes	Topography, remoteness, infrastructure constraints are additional obstacles to development.
RET13	-	0	Yes	
TOUR1	-	0	Yes	
TOUR2	-	0		Development proposals which meet the provisions of this policy will have no adverse impacts upon this site.
TOUR3	0			
TOUR4	-	0	Yes	

TOUR5	0			
RE1	-	0	Yes	Potentially adverse impacts are also mitigated within the provisions of the policy itself.
RE2	-	0	Yes	
RE3	0			
RE4	0			
RE5	-	0	Yes	
RE6	-	0	Yes	
RE7	0			
RE8	0			
RE9	-	0	Yes	
ENV1	+			
ENV2	0			
ENV3	+			
ENV4	0			
ENV5	0			
ENV6	0			
PROPOSAL1	0			
ENV7	0			
ENV8	-	0	Yes	
ENV9	-	0		The Coastal Strategy states that the conservation of natural resources is a priority in this area and that there is a general presumption against any development.
ENV10	0			
ENV11	-	0		Tree planting falls outwith the scope of development. The planning system is therefore unable to adequately control such developments.
ENV12	0			
ENV13	0			
BE1	0			
BE2	0			
BE3	0			
BE4	0			
BE5	0			
PROPOSAL2	0			
BE6	-	0	Yes	
BE7	-	0		Potentially adverse impacts mitigated at an earlier stage in the process.
BE8	-	0		Adverse impacts are avoided given the distance of the site to the nearest country estate property.
H1	0			
H2A	0			
H2B	0			
H3A	0			
H3B	0			
H4	0			
H5	0			
H6	0			
H7	0			
H8	-	0	Yes	
H9	0			

H10	0			
H11	0			
H12	0			
H13	0			
H16	0			
H17	0			
H18	0			
H19	0			
SERV1	-	0		Potentially adverse impacts avoided through considering the environmental objectives of the Plan.
SERV2	0			
SERV3	-	0		An EIA is required to accompany proposals for energy production developments. This ensures that potentially adverse effects can be flagged and mitigated at an early stage.
SERV4	-	0		Responsibility for the upgrading of trunk roads and the rail network lies with Transport Scotland who are responsible for ensuring that environmental assessment is undertaken where necessary.
SERV5	0			
PROPOSAL3	0			
RECOMMENDATION1	0			
SERV6	0			
SERV7	0			
SERV8	-	0	Yes	
SERV9	0			
PROPOSAL4	0			
SERV10	0			
SERV11	0			
SERV12	0			
SERV13	0			
SERV14	0			
SERV15	-	0	Yes	
SERV16	0			
SERV17	-	0	Yes	
SERV18	-	0	Yes	
IMP1	0			
IMP2	0			

Table IV - Merrick Kells SAC

Policy	Initial Assessment	Detailed Assessment	Impact avoided in context of other policies	Additional comments
STRAT1	0			
STRAT2	0			
STRAT3	0			
STRAT4	-	0	Yes	
STRAT5	+			
STRAT6				
FE1	-	0	Yes	Topography, remoteness and infrastructure constraints are additional obstacles to development.
FE2	0			
FE3	0			
OPP1	0			
OPP2	0			
IND1	0			
IND2	-	0	Yes	
IND3	0			
IND4	0			
IND5	-	0		Adverse impacts avoided through the consideration of the environmental objectives of the Plan.
NTN1	0			
HFD1	0			
AIR1	0			
AIR2	0			
AIR3	0			
PORT1	0			
PORT2	0			
OFF1	0			
OFF2	0			
RET1	0			
RET2	0			
RET3	0			
RET4	0			
RET5	0			
RET6	0			
RET7	0			
RET8	0			
RET9	0			
RET10	0			
RET11	0			
RET11A	0			
RET11B	0			
RET12	-	0	Yes	Topography, remoteness and infrastructure constraints are additional obstacles to development.
RET13	-	0		No proposals in compliance with this policy could impact upon this site.
TOUR1	-	0	Yes	
TOUR2	-	0		No proposals in compliance with this policy could impact upon this site.
TOUR3	0			

TOUR4	-	0	Yes	
TOUR5	0			
RE1	-	0	Yes	Potentially adverse impacts are also mitigated within the provisions of the policy itself.
RE2	-	0	Yes	
RE3	0			
RE4	0			
RE5	-	0	Yes	
RE6	-	0	Yes	There is no history of coal extraction within the boundaries of this site.
RE7	0			
RE8	0			
RE9	-	0		Forestry falls outwith the definition of 'development' and can therefore not be adequately controlled through the planning system.
ENV1	+			
ENV2	+			
ENV3	+			
ENV4	0			
ENV5	0			
ENV6	0			
PROPOSAL1	0			
ENV7	0			
ENV8	-	0	Yes	
ENV9	0			
ENV10	0			
ENV11	-	0		Tree planting falls outwith the scope of 'development' and can therefore not be adequately controlled through the planning system.
ENV12	0			
ENV13	0			
BE1	0			
BE2	0			
BE3	0			
BE4	0			
BE5	0			
PROPOSAL2	0			
BE6	0			
BE7	0			
BE8	0			
H1	0			
H2A	0			
H2B	0			
H3A	0			
H3B	0			
H4	0			
H5	0			
H6	0			
H7	0			
H8	-	0		Adverse impacts are avoided due to the remoteness of this site from any dwellinghouses.
H9	0			
H10	0			

H11	0			
H12	0			
H13	0			
H16	0			
H17	0			
H18	0			
H19	0			
SERV1	-	0	Yes	
SERV2	0			
SERV3	-	0		An EIA is required to accompany proposals for energy production developments. This ensures that potentially adverse effects can be acknowledged and mitigated at an early stage.
SERV4	0			
SERV5	0			
PROPOSAL3	0			
RECOMMENDATION1	0			
SERV6	0			
SERV7	0			
SERV8	0			
SERV9	0			
PROPOSAL4	0			
SERV10	0			
SERV11	0			
SERV12	0			
SERV13	0			
SERV14	0			
SERV15	-	0	Yes	Due to the remoteness of the site from any major settlements and its topography it is clear that a waste transfer facility would not be suitable upon this site.
SERV16	0			
SERV17	-	0	Yes	
SERV18	-	0	Yes	
IMP1	0			
IMP2	0			

Appendix 1

Initial Assessment

This appendix provides a brief overview of each of the Natura 2000 sites within South Ayrshire and the reasons for their European designation. It sets out the initial stage of the assessment process which involved working through each of the policies, proposals and recommendations within the Plan in order to determine whether or not there was likely to be an adverse impact upon any one or more of the four Natura 2000 sites within South Ayrshire.

Ailsa Craig

Conservation objectives of the Ailsa Craig Special Protection Area

- To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and
- To ensure for the qualifying species that the following are maintained in the long term:
 - Population of the species as a viable component of the site
 - Distribution of the species within the site
 - Distribution and extent of habitats supporting the species
 - Structure, function and supporting processes of habitats supporting the species
 - No significant disturbance of the species

Qualifying Species:

- Gannet (*Morus Bassanus*)
- Guillemot (*Uria aalge*)*
- Herring Gull (*Larus argentatus*)*
- Kittiwake (*Rissa tridactyla*)*
- Lesser black-backed gull (*Larus fuscus*)

- Seabird assemblage

* indicates assemblage qualifies only

Site Overview

Ailsa Craig is a cone-shaped granitic island, rising to 338 m, situated in the outer part of the Firth of Clyde, western Scotland. Cliffs up to 100 m encircle the island and provide nesting sites for a range of seabird species, notably one of the largest colonies of Gannet *Morus bassanus* in the world. The seabirds nesting here feed in surrounding waters outside the SPA as well as further afield.

It should be noted that due to the uniqueness of this site and the fact that it is an island located approximately 10 miles offshore it is evident that there will only be a small number of policies within the South Ayrshire Local Plan which could potentially impact upon the site.

The island has been uninhabited since 1971. Previous to this there was around 30 people living and working on the island for the purposes of granite extraction. However it became economically unviable for the residents to remain on the island. Despite this granite is still regularly extracted from the island for the purposes of making curling stones.

1. The Settlement Strategy

STRAT1 – This policy aims to direct new development proposals to defined, existing settlements in preference to greenfield locations. Given that this site is not within an existing settlement it can be concluded that this policy will have no impact upon the conservation objectives of this site.

STRAT2 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the greenbelt. This site is not located within the greenbelt and therefore this policy will have no adverse impacts upon this site.

STRAT3 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the rural protection area. This site is not located within the rural protection area and therefore this policy will have no adverse impacts upon this site.

STRAT4 – This policy sets out the circumstances within which development in the rural diversification area may be considered to be acceptable. This site is not located within the rural diversification area and therefore this policy will have no adverse impacts upon this site.

STRAT5 – This policy seeks to ensure that new development proposals are of a high quality and in appropriate locations. One of the objectives of this policy is to ensure that all new development respects and safeguards natural heritage resources. Therefore any impact which this policy has upon this site will pertain to its protection and will therefore result in a positive impact.

STRAT6 – This policy relates to a major settlement expansion to the south east of Ayr. Given the proximity of the Ailsa Craig to the identified site it is clear that this policy will have no adverse impacts upon this site.

2. Economic Development

FE1 – The policy relates to encouraging proposals for further and higher education establishments, where they accord with the Plan's environmental objectives. No specific sites are identified for the establishment of such facilities within the policy. It is therefore concluded that this policy has a likely significant effect upon this site.

FE2 – This policy seeks to safeguard land at Craigie Estate for recreational and educational purposes. This policy is site specific to Craigie Estate and will therefore have no adverse impacts upon the Ailsa Craig SPA.

FE3 – This policy encourages proposals for the expansion of the agricultural college and Hannah research institute. This policy is site specific to the Hannah Research Park and will therefore have no adverse impacts upon the Ailsa Craig SPA.

OPP1 – This policy encourages redevelopment proposals to be located on identified development opportunity sites and to direct development to these locations. None of the identified sites are in a location which could impact upon this SPA. As such this policy will have no adverse impacts upon this site.

OPP2 – This policy directs development to specific sites within town centres. Given that the sites are all located within town centres this policy will have no adverse impacts upon this site.

IND1 – This policy relates to industrial and business development proposals being in accordance with the Council's Industrial Strategy. The industrial strategy is concerned with directing proposals for industrial development to existing industrial areas as identified within the Strategy as well as outlining the criteria which requires to be met for proposals for alternative types of development on these sites should the land or premises fall out of industrial uses. The nearest identified industrial site is located on the mainland to the north of Girvan, approximately 10 miles from this SPA. As such this policy will have no adverse impacts upon this site.

IND2 – This policy seeks to safeguard and encourage the provision of an adequate supply of marketable industrial land. Marketability relates to servicing, access and availability. Given the difficulties associated with access to the island it is considered that no land upon the island could be described as ‘marketable’ for industrial purposes. This policy will therefore have no adverse impacts upon this site.

IND3 – This policy safeguards and promotes specific locations for industrial and business development. None of the identified sites are in locations which could impact upon this site, the nearest one being approximately 10 miles. As such this policy will have no adverse impacts upon this site.

IND4 – This policy seeks to safeguard land identified for industrial purposes for industrial and business uses on the proposals map. There is no land identified for industrial purposes which could impact upon this SPA. As such this policy will have no adverse impacts upon this site.

IND5 – This policy aims to direct industrial/business proposals to industrial areas as identified on the proposals map. However it does leave some scope for such proposals to be located elsewhere provided that it can be justified in terms of being in a non-residential location and where a significant economic benefit can be demonstrated. As such the policy may have potential implications for the conservation objectives of this site. However there is an additional guidance note in the policy which prescribes to taking the environmental objectives of the plan into account in the determination of any proposals. One of the objectives of the plan prescribes to protecting and enhancing ‘habitats of value’. Therefore the environmental objectives of the plan would be compromised and therefore any proposed industrial development on this site would be contrary to the provisions of the Plan. This would be best demonstrated through a more detailed level of assessment.

NTN1 – This policy relates to the Newton area of Ayr and the Newton Strategy. This policy is site specific to the Newton area. As such this policy will have no adverse impacts upon this site.

HFD1 – This policy relates to the Heathfield area of Ayr and the Heathfield Strategy. This policy is site specific to the Heathfield area. As such this policy will have no adverse impacts upon this site.

AIR1 – This policy is concerned with the safeguarding of land for runway related development. Prestwick Airport is not located in a position where it could impact upon this site through runway related development. As such this policy will have no adverse impacts upon this site.

AIR2 – This policy safeguards particular sites for airport related activity all of which lie adjacent to Prestwick Airport. Prestwick Airport is located approximately 30 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SPA.

AIR3 – This policy relates to proposals for the expansion of the terminus facilities located at Prestwick Airport. Prestwick Airport is located approximately 30 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SPA.

PORT1 – This policy seeks the retention and continued development of the existing seaport facilities at Ayr, Troon and Girvan. The port at Girvan is approximately 9 miles from this site. The development of port related facilities at a location approximately 9 miles away from this site will have no adverse impacts upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

PORT2 – This policy relates to the development of port/harbour facilities for tourism and recreational uses at Girvan, Dunure, Ballantrae and Maidens. The closest of these ports is Girvan, at a distance of approximately just over 9 miles east of this site. The development of

this port for tourist and recreational uses is not thought to have a potentially significant impact upon this site. However through adopting an over cautious approach it has been concluded that this policy will require a more detailed level of assessment in order to provide the initial assessment with some substance.

OFF1 – This policy is concerned with directing class 2 office developments to the peripheral retail area of town centres, and neighbourhood centres. Office developments within town centres will have no adverse impacts upon this site. As such this policy will have no adverse impacts upon this site.

OFF2 – This policy is concerned with changes of use from dwellinghouse to class 2 office, or office to dwellinghouse. No office premises or residential buildings are located within this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RET1 – This policy is aimed at guiding new retail and commercial leisure investment to existing town centres in preference to out-of-centre locations. This site is not located within a town centre. Accordingly this policy will have no adverse impacts upon this site.

RET2 – This policy relates to directing large retail developments to existing town centres and the circumstances within which such developments may be permitted outwith existing centres but still within settlements. Given that this site is not within a settlement or on the mainland then it can be concluded that this policy will have no adverse impacts upon this site.

RET3 – Relates to a presumption in favour of retail outlets within settlements. Given that this site is not located within a settlement it can be concluded that this policy will have no adverse impacts upon this site.

RET4 – This policy pertains to retailing within town centres and ensuring that shops are predominantly ground floor use. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET5 – This policy is concerned with the re-use and redevelopment of vacant shops for non-town centre uses within town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET6 – This policy relates to the directing of amusement centres and hot food carry out uses to the peripheral areas of town centres. Given that this site is not located within a town centre and that there are no inhabitants of the island it can be concluded that this policy will have no adverse impacts upon this site.

RET7 – This policy is concerned with the planning strategy for Ayr Town Centre and is therefore site specific to that area. As such this policy will have no adverse impacts upon this site.

RET8 – This policy is concerned with safeguarding local retail provision serving local communities within villages and at neighbourhood centres. This SPA is not located within a settlement and therefore this policy will have no adverse impacts upon this site.

RET9 – This policy considers extensions to out of centre retail stores. The description 'out of centre' confirms that the policy is referring to retail stores outwith town centres but still within settlements. Given that this SPA is not located on the mainland and is approximately 10 miles away from the nearest settlement it is concluded that this policy will have no adverse impacts upon this site.

RET10 – Relates to proposals for retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site

RET11 – This policy relates to proposals for food retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11A – This policy designates a site for retail development within the Heathfield area. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11B – This policy allocates a site for retail purposes within Heathfield. This policy is site specific to that area and will result in no adverse impacts upon this site.

RET12 – This policy relates to the possibility of garden centres/horticultural retail being located within the rural protection area and rural diversification area. This site is not located within the boundaries of either of these designated areas. This policy will therefore have no adverse impacts upon this site.

RET13 – This policy relates to the circumstances under which retail development outwith settlements may be considered to be acceptable. The policy does not refer to any environmental factors which should be taken into consideration in the determination of any such proposals. This policy therefore has a likely significant effect upon this site.

TOUR1 – This policy supports proposals to provide or improve tourist and leisure facilities. Given that this policy does not restrict such proposals to certain areas it is concluded that this policy has a likely significant effect upon this site.

TOUR2 – This policy relates to proposals for new tourist accommodation. The policy does not set out the location for proposals for new development. Therefore this policy has a likely significant effect upon this site.

TOUR3 – This policy relates to the retention and improvement of existing significant leisure, recreation and tourist facilities. No such facilities are located within this SPA. As such this policy will have no adverse impacts upon this site.

TOUR4 – This policy seeks to safeguard existing golf courses and encourages the development and improvement of golf facilities. This could also be interpreted as encouraging the development of new golf courses. Given that no specific sites are detailed it is concluded that this policy has a likely significant effect upon this site.

TOUR5 – This policy is concerned with new commercial and leisure developments within town centres and other settlements. This site is not located within a settlement. As such this policy will have no adverse impacts upon this site.

RE1 – This policy sets out the criteria within which farm diversification may be considered to be acceptable. There is no farmland on the island. This policy will therefore have no impact upon this site.

RE2 – This policy relates to rural accommodation in conjunction with rural businesses and sets out the circumstances under which temporary and permanent accommodation may be considered to be acceptable where onsite accommodation is essential to the operations of the business. This policy has a likely significant effect upon this site.

RE3 – This policy relates to the sterilisation of known mineral deposits through development proposals. It is concluded that it would be the development proposals and not the fact that there were known mineral deposits upon a site which would have the potential to significantly affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE4 – The purpose of this policy is to ensure that no outline applications are submitted for proposals for mineral extraction operations. The Council needs to be aware from the outset of the level of proposed works to be carried out. It is concluded that it would be proposals for the works themselves and not the type of application that was submitted which would have a potentially significant impact upon the conservation objectives of a site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE5 – This policy sets out the criteria against which proposals for the winning and working of minerals will be judged. Ailsa Craig has a history of mineral extraction operations due to the large quantities of granite found on the island. The most recent works took place in 2002. The works were required to be sympathetic to the nature conservation features of the island. It cannot be ruled out that there will be future applications for the removal of granite from the island. This policy therefore has a likely significant effect upon this site.

RE6 – This policy sets out the criteria against which proposals for the winning and working of coal by opencast method will be judged. There are no coal reserves upon the island. This policy will therefore have no adverse impacts upon this site.

RE7 – This policy is concerned with proposals for extensions to active mineral extraction workings. There is a long history of granite extraction from the island in order to make curling stones. This policy therefore has a likely significant effect upon this site.

RE8 – This policy is concerned with the restoration of mineral extraction sites. It is concluded that it would be the original mineral extraction works and not the restoration of the site which had the potential to significantly impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

RE9 – This policy relates to forestry proposals and ensuring that they are sympathetic to the environment, nature and wildlife interests. The policy ensures that environmental, nature and wildlife interests are taken into account. However to ensure that this policy has no adverse impacts upon this site it is considered appropriate to conduct a more detailed level of appropriate assessment.

3. The Environment

Section 1 – Natural Environment

“The environmental objectives of the Plan are:

- To conserve the character, appearance and general amenity of towns and villages by seeking to ensure a high standard of design for new developments, by maintaining areas of valuable open space and landscape quality and by protecting and enhancing areas of townscape value including conservation areas and listed buildings.
- To preserve the landscape character generally and provide a setting for settlements; in particular to ensure the integrity of the landscape and environment of the Scenic Coast and Areas are maintained and enhanced.
- To protect, maintain and improve the amenity, natural heritage and recreational value of open space and the countryside generally, and in particular to protect and enhance sites of scientific interest, wildlife sites, habitats of value, good quality agricultural land and South Ayrshire’s archaeological heritage.”

ENV1 – This policy is of direct relevance to the appropriate assessment and provides one of the policies which could be used to ensure that SPA’s and SAC are protected. It states that:

“There will be a strong presumption in favour of protecting all existing or proposed:

- b) Special Areas of Conservation (SAC) and Special Protection Areas (SPA) unless there are imperative reasons of over-riding public interest and there is no alternative solution; and
- c) Sites of Special Scientific Interest unless any adverse effects are outweighed by social or economic benefits of national importance.”

This policy clearly implements the provisions of Article 6 of the Habitats Directive as it uses the same wording where it states, “unless there are imperative reasons of over-riding public interest”. This policy therefore provides SPA’s and SAC within South Ayrshire with the

necessary protection required in compliance with the provisions of the Habitats Directive. This policy will therefore have a positive impact upon this site.

ENV2 – This policy seeks to protect the integrity of specific sites of local natural heritage value. The policy does not specifically mention SPA's or sites designated under the birds directive. This policy will therefore have no adverse impacts upon this site.

ENV3 – This policy seeks to ensure that development proposals have regard to safeguarding features of nature conservation value in accordance with the Wildlife Strategy of the Plan. The Wildlife Strategy “seeks to ensure the most effective use of resources in terms of “on the ground” action to: protect and promote the proper management of sites of nature conservation importance...” The strategy specifically mentions the four Natura 2000 sites within South Ayrshire. This policy therefore seeks to protect this site and will therefore result in a positive impact upon the conservation objectives of this site.

ENV4 – This policy relates to development proposals which assist in the promotion/interpretation of natural resources for educational or recreational purposes. Development proposals which are in accordance with this policy would seek to capitalise upon the features of nature conservation. Therefore any adverse impact upon these features would compromise the function of the proposals. However it is concluded that further assessment is required in order to demonstrate this.

ENV5 – This policy is concerned with the protection of recreational green spaces. No recreational green spaces are in a position where they could potentially affect the conservation objectives of this site. Additionally the policy prescribes to the protection of such sites from development and would therefore have no adverse impacts upon this site in the first instance.

ENV6 – This policy relates to the safeguarding of sports fields, pitches, greens and other open air facilities as identified on the proposals map. This is a safeguarding policy to facilities which are already in existence. Additionally, no such facilities are located upon this site. This policy will therefore have no adverse impacts upon this site.

PROPOSAL1 – Allocates land for the expansion of sports pitches in Troon. This proposal is site specific to that area. This proposal will therefore have no adverse impacts upon this site.

ENV7 – This policy relates to the protection of the banks of the River Ayr and River Doon. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

ENV8 – This policy prescribes to development within the scenic area. This site is not located within the scenic area. This policy will therefore have no adverse impacts upon this site.

ENV9 – This policy is concerned with protecting the foreshore from inappropriate development and directing development proposals to the most suitable locations along the coast. Within the Indicative Coastal Strategy of the Plan the Ailsa Craig is identified as Coastal Type G where proposals for the management and protection of the island will be encouraged. However no development is prescribed against. This policy therefore has a likely significant effect upon this site.

ENV10 – This policy seeks to safeguard historic gardens and designed landscapes. None of these exist within this site. This policy will therefore have no adverse impacts upon this site.

ENV11 – This policy supports tree and woodland planting schemes which will improve the landscape and provide ecological benefits. Given that no specific locations are identified for such schemes it is concluded that this policy has a likely significant effect upon this site. For example such schemes could potentially significantly disturb the qualifying species.

ENV12 – This policy is concerned with development proposals involving loss of, or works to, trees in terms of their impacts upon the locality. It is concluded that it would be the

development proposals themselves which would have a potential impact upon this site and assessment is therefore reliant on other policies as an overall consideration of the development. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV13 – This policy relates to the protection of prime quality agricultural land. This site does not include any prime quality agricultural land. This policy will therefore have no adverse impacts upon this site.

Section 2 – Built Heritage, Design and Conservation

BE1 – This policy sets out the design criteria against which proposals for new developments will be assessed. It would be the development itself and not how it was designed which would have the potential to significantly affect the conservation objectives of this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

BE2 – This policy is concerned with the protection of listed buildings and their settings whilst also promoting the sensitive maintenance, restoration and re-use of such properties. There are two category 'B' listed buildings within the boundaries of this site. This policy therefore has a likely significant effect upon this site.

BE3 – This policy relates to the protection of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE4 – This policy relates to the upgrading and enhancement of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE5 – This policy relates to the standard of development within conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

PROPOSAL2 – Relates to the possible designations of conservation areas at Troon, Southwoods, Barrhill, Tarbolton, Ayr, Maybole and Crosshill. This proposal will have no adverse impacts upon this site.

BE6 – This policy seeks to protect scheduled ancient monuments and archaeological sites and encourages sympathetic proposals for their promotion for educational or recreational purposes. There are four archaeological trigger zones and no scheduled ancient monuments upon this site. This policy therefore has a likely significant effect upon this site.

BE7 – This policy relates to development proposals upon sites known or considered likely to contain archaeological resources. Where development proposals are considered to outweigh the benefits of preserving the site for archaeological purposes this policy ensures that provisions are made by the developer for the proper excavation and recording of possible remains. Given that there are four archaeological trigger zones located within this site it is concluded that this policy has a likely significant effect upon this site.

BE8 – This policy relates to appropriate, alternative uses of country estates. There are no country estates located upon the island. This policy will therefore have no adverse impacts upon this site.

4. Housing

H1 – This policy relates to the maintenance of an effective five-year supply of land for housing. The policy also prescribes to encouraging development on brownfield sites, in preference to greenfield sites. The Plan has identified all of the housing sites required to maintain an effective five-year supply of land. No sites are located within the boundaries of this SPA. This policy will therefore have no adverse impacts upon this site.

H2A – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H2B – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H3A – This policy relates to the release of greenfield land at North East Troon for residential development. This policy is site specific to an area of north east Troon. This policy will therefore have no adverse impacts upon this site.

H3B – This policy is concerned with the allocation of a housing site at Greenan to the south of Ayr. Given that this site is located 10 miles offshore and a further 10 miles from the proposed housing site it can be concluded that this policy will have no impact upon this site.

H4 – This policy relates to proposals for development other than housing on land identified as being suitable for housing within the Plan. No such sites will have an impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

H5 – This policy relates to the standards required to be met by proposals for new housing developments. It is concluded that it would be the proposal for a housing development upon this site which would have a potential impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H6 – Relates to residential development criteria within settlements. This site is not located within a settlement. This policy will therefore have no adverse impacts upon this site.

H7 – This policy seeks to protect the residential character and amenity of areas predominantly in residential use. No part of this site is predominantly in residential use. This policy will therefore have no adverse impacts upon this site.

H8 – This policy relates to proposals for residential development within the rural diversification area. This site is not located within the rural diversification area. This policy will therefore have no adverse impacts upon this site.

H9 – This policy is concerned with the conversion and reuse of redundant buildings of traditional/vernacular character within the countryside. There are some structures located on the eastern side of the island comprising of the remains of a castle, a lighthouse and associated buildings and some old miner's cottages. This policy therefore has a likely significant effect upon this site.

H10 – This policy is concerned with extensions to existing dwellinghouses within the countryside. Given that there are no existing dwellinghouses located within this SPA it is concluded that this policy will have no adverse impacts upon this site.

H11 – This policy relates to the replacement of existing dwellings within the countryside. Given that there are no existing dwellinghouses located within this SPA it is concluded that this policy will have no adverse impacts upon this site.

H12 – This policy pertains to the protection of agricultural land and the countryside setting of properties located within the Rural Protection Area and the Greenbelt. This site is not located within the boundaries of the RPA or Greenbelt. As such this policy will have no adverse impacts upon this site.

H13 – This policy is concerned with the provision of affordable housing within new housing sites. This policy would only bear relevance if a housing site were to be allocated within this SPA. If this were the case then the contribution of affordable housing on the site would have

no adverse impacts upon the site. The policies used in the consideration of the residential development would be the policies which would have a significant impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H16 – This policy relates to proposals for special needs housing within settlements. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H17 – This policy relates to housing within town centres. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H18 – This policy is concerned with proposals relating to residential caravans and non-permanent dwellings. It states that any such proposals will be dealt with through the application of the general housing policies and/or tourism policies. It is therefore concluded that this policy will have no adverse impacts upon this site as it simply directs proposals for residential caravans and non-permanent dwellings to the general housing and/or tourism policies, which would in turn ensure that there were no adverse impacts upon this site.

H19 – This policy relates to Houses In Multiple Occupation. The number of people occupying a dwelling is not considered to be something which could impact upon the conservation objectives of this site. In addition there are no residential properties located within this SPA and therefore it is concluded that this policy will have no adverse impacts upon this site.

5. Public Services and Utilities

SERV1 – This policy relates to the upgrading of infrastructure services throughout South Ayrshire. This policy has a likely significant effect upon this site.

SERV2 – This policy refers to good practice in terms of energy conservation for new development proposals. It is concluded that it would be the development proposals and not the methods used to achieve good practice in energy conservation that would have a significant impact upon this site. This policy will therefore have no adverse impacts upon this site.

SERV3 – This policy is concerned with proposals for renewable energy production developments. Under the provisions of this policy such proposals are required to undertake an Environmental Impact Assessment in order to demonstrate that the proposals are acceptable in terms of environmental, infrastructure and community impacts. If a proposal of this nature were to be submitted within the boundaries of this SPA it is highly likely that the outcome of the EIA would demonstrate that such proposals were not acceptable in terms of environmental impacts within this site. However this can only be fully demonstrated at project level. In order to avoid any doubt it is considered appropriate to conclude that this development has a likely significant effect upon this site.

SERV4 – This policy is concerned with identifying and implementing appropriate solutions to any problems which may arise on the transport network. There is no transport network upon this site as there are no inhabitants of the island. This policy will therefore have no adverse impacts upon this site.

SERV5 – This policy pertains to land uses that generate high-density travel demands and providing green transport plans. The policy seeks to ensure that such developments are easily accessible and are located where frequent and convenient public transport services are available or will be made available. There is no public transport within the island, no suitable locations for land uses generating high-density travel no market for such a facility upon the site as there are no residents and it is relatively inaccessible. This policy will therefore have no adverse impacts upon this site.

PROPOSAL3 – Relates to two specific road improvement schemes within Ayr and Alloway. This policy is site specific to these sites. It is therefore concluded that this policy will have no adverse impacts upon this site.

RECOMMENDATION1 – This strongly advocates that the A77 trunk road improvements should be treated as a priority by the relevant implementing agency. The A77 is located on the mainland. This policy will therefore have no adverse impacts upon this site.

SERV6 – This policy relates to the expansion of the public transport network and the provision of a rail halt facility at two specific locations, none of which affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV7 – This policy is concerned with retaining land which is being used for public transport uses. No such land exists within this site. This policy will have no adverse impacts upon this site.

SERV8 – This policy relates to the provision, improvement and protection of footpaths and cycleways within South Ayrshire and their inclusion within new or redevelopment schemes. Although there are no recognised footpaths or cycleways located upon the island it is possible that this policy could lead to their establishment upon the island. It is therefore concluded that this policy will have a likely significant effect upon this site.

SERV9 – This policy seeks to protect disused railway lines, riverside walkways and recognised rights of way. The policy is seeking to protect. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL4 – Relates to the development of the strategic cycle path. The strategic cycle path is located on the mainland. This proposal will therefore have no adverse impacts upon this site.

SERV10 – This policy relates to the provision of car parking facilities in relation to the role of a development. It is concluded that it would be the development itself and not the provision of car parking facilities which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

SERV11 – This policy relates to the safeguarding of existing car parking facilities. No car parking facilities exist within this site. This policy will therefore have no adverse impacts upon this site.

SERV12 – This policy relates to freight transport and proposals for new freight handling facilities which reduce the need for road-based transportation. Proposals for new freight handling facilities will not be an issue which could significantly affect this site. This policy will have no adverse impacts upon this site.

SERV13 – This policy relates to the directing of roadside facilities to existing settlements, specifically town centres. There are no recognised roads within this site and no inhabitants of the island. This policy will therefore have no adverse impacts upon this site.

SERV14 – This policy refers to the establishment of a waste transfer facility at two specific locations. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

SERV15 – This policy relates to proposals for additional waste management or disposal facilities although does not identify a specific location for its siting. This policy therefore has a likely significant effect upon this site.

SERV16 – This policy is concerned with development proposals on land considered to be at risk of flooding by the Council. Ensuring that new developments are not located in a position

where they are at a risk of flooding is not considered to be an issue which could affect the conservation objectives of this site. It would be the development itself which could compromise these objectives. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV17 – This policy relates to the siting of telecommunications developments. No specific locations are identified as being the most suitable locations. As such the policy has a likely significant effect upon this site.

SERV18 – This policy seeks to retain existing educational and community facilities and supports proposals for the development of new facilities. No specific locations are identified for new facilities and it is therefore concluded that this policy has a likely significant effect upon this site.

6. Implementation

IMP1 – This policy is concerned with planning applications and ensuring that they contain provisions for the infrastructure consequences of the proposed developments. If development proposals were submitted for development upon this site the provision of infrastructure would be integral to the assessment of the acceptability of the proposal as a whole. The applicable policies would ensure that there were no adverse impacts upon this site.

IMP2 – This policy relates to enforcement action where planning controls are breached. The breaching of planning controls and subsequent enforcement action is not considered to be an issue which could compromise the conservation objectives of this site.

Glen App and Galloway Moors

Conservation Objectives of the Glen App and Galloway Moors Special Protection Area

- To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and
- To ensure for the qualifying species that the following are maintained in the long term:
 - Population of the species as a viable component of the site
 - Distribution of the species within the site
 - Distribution and extent of habitats supporting the species
 - Structure, function and supporting processes of habitats supporting the species
 - No significant disturbance of the species

Qualifying Species

- Hen harrier (*Circus cyaneus*)

Site Overview

The Glen App and Galloway Moors Special Protection Area is an extensive upland site on the border of South Ayrshire and Dumfries and Galloway. It is of outstanding interest for its variety of upland habitats and breeding birds. There are large tracts of blanket bog, wet and dry heaths and upland grasslands. It is this diversity of habitats that supports a rich variety of moorland breeding birds.

Glen App and Galloway Moors is internationally important, and has been made a SPA, as noted above, for its breeding hen harriers. The site is 8,942 hectares in size and encompasses the Glen App and Galloway Moors SSSI. The area also supports a variety of upland breeding birds that includes curlew, black grouse, raven, red grouse, snipe, stonechat, wheatear and whinchat.

The nearest settlement to the Glen App and Galloway Moors within South Ayrshire is Ballantrae which has a population of just fewer than 300 and is located at a distance of approximately 3km from the nearest point of the site. Colmonell is located over 4 km to the north and has a population of 125.

1. The Settlement Strategy

STRAT1 – This policy aims to direct new development proposals to defined, existing settlements in preference to greenfield locations. Given that this site is not within an existing settlement it can be concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

STRAT2 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the greenbelt. This site is not located within the greenbelt and therefore this policy will have no adverse impacts upon this site.

STRAT3 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the rural protection area. This site is not located within the rural protection area and therefore this policy will have no adverse impacts upon this site.

STRAT4 – This policy sets out the circumstances within which development in the Rural Diversification Area may be considered to be acceptable. This site is located within the rural diversification area. Therefore this policy has a likely significant effect upon this site.

“STRATEGIC POLICY STRAT4

Development within the Rural Diversification Area will require to be justified, to the satisfaction of the Council, in terms of being:

- a) A non residential use requiring a rural location due to its inappropriateness within a settlement; or
- b) A non residential development with long term economic benefit; or
- c) The non residential re-use of a structurally sound and substantially intact building, the retention and re-use of which would have positive environmental benefits to the locality; or
- d) Residential development in compliance with policies H8, H9, H10, H11 and H12.

NOTE measures to ensure property security for any new rural business will be encouraged in association with, and at the outset of any new business proposal.”

STRAT5 – This policy seeks to ensure that new development proposals are of a high quality and in appropriate locations. One of the objectives of this policy is to ensure that all new development respects and safeguards natural heritage resources. Therefore any impact which this policy has upon this site will pertain to its protection and will therefore result in a positive impact.

STRAT6 – This policy relates to a major settlement expansion to the south east of Ayr. The site is over 25 miles from Glen App. It is therefore concluded that this policy will have no adverse impacts upon this site.

2. Economic Development

FE1 – The policy relates to encouraging proposals for further and higher education establishments, where they accord with the Plan’s environmental objectives. No specific sites are identified for the establishment of such facilities within the policy. It is therefore concluded that this policy has a likely significant effect upon this site.

FE2 – This policy seeks to safeguard land at Craigie Estate for recreational and educational purposes. This policy is site specific to Craigie Estate and will therefore have no adverse impacts upon the Glen App and Galloway Moors SPA.

FE3 – This policy encourages proposals for the expansion of the agricultural college and Hannah research institute. This policy is site specific to the Hannah Research Park and will therefore have no adverse impacts upon the Glen App and Galloway Moors SPA.

OPP1 – This policy encourages redevelopment proposals to be located on identified development opportunity sites and to direct development to these locations. None of the identified sites are in a location which could impact upon this SPA. As such this policy will have no adverse impacts upon this site.

OPP2 – This policy directs development to specific sites within town centres. Given that the sites are all located within town centres this policy will have no adverse impacts upon this site.

IND1 – This policy relates to industrial and business development proposals being in accordance with the Council's Industrial Strategy. The industrial strategy is concerned with directing proposals for industrial development to existing industrial areas as identified within the Strategy as well as outlining the criteria which requires to be met for proposals for alternative types of development on these sites should the land or premises fall out of industrial uses. The nearest identified industrial site is located to the north of Girvan, approximately 12 miles from this SPA. As such this policy will have no adverse impacts upon this site.

IND2 – This policy seeks to safeguard and encourage the provision of an adequate supply of marketable industrial land. This policy is not specific enough to rule out that this site would not be considered as being suitable for industrial marketable land despite it being highly unlikely. However it is considered appropriate to demonstrate this through a more detailed level of appropriate assessment.

IND3 – This policy safeguards and promotes specific locations for industrial and business development. None of the identified sites are in locations which could impact upon this site, the nearest one being approximately 12 miles. As such this policy will have no adverse impacts upon this site.

IND4 – This policy seeks to safeguard land identified for industrial purposes for industrial and business uses on the proposals map. There is no land identified for industrial purposes which could impact upon this SPA. As such this policy will have no adverse impacts upon this site.

IND5 – This policy aims to direct industrial/business proposals to industrial areas as identified on the proposals map. However it does leave some scope for such proposals to be located elsewhere provided that it can be justified in terms of being in a non-residential location and where a significant economic benefit can be demonstrated. As such the policy may have potential implications for the conservation objectives of this site. However there is an additional guidance note in the policy which prescribes taking the environmental objectives of the plan into account in the determination of any proposals. One of the objectives of the plan prescribes to protecting and enhancing 'habitats of value'. Therefore the environmental objectives of the plan would be compromised and therefore any proposed industrial development on this site would be contrary to the provisions of the Plan. This would be best demonstrated through a more detailed level of appropriate assessment.

NTN1 – This policy relates to the Newton area of Ayr and the Newton Strategy. This policy is site specific to the Newton area. As such this policy will have no adverse impacts upon this site.

HFD1 – This policy relates to the Heathfield area of Ayr and the Heathfield Strategy. This policy is site specific to the Heathfield area. As such this policy will have no adverse impacts upon this site.

AIR1 – This policy is concerned with the safeguarding of land for runway related development. Prestwick Airport is not located in a position where it could impact upon this site through runway related development. As such this policy will have no adverse impacts upon this site.

AIR2 – This policy safeguards particular sites for airport related activity all of which lie adjacent to Prestwick Airport. Prestwick Airport is located approximately 30 miles north of this

site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SPA.

AIR3 – This policy relates to proposals for the expansion of the terminus facilities located at Prestwick Airport. Prestwick Airport is located approximately 30 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SPA.

PORT1 – This policy relates to the development of seaport facilities at Ayr, Troon and Girvan. This policy is site specific to these areas, the nearest of which is Girvan, at a distance of approximately 11 miles north of this site. It is concluded that the development at these locations would have no adverse impacts upon the conservation objectives of this site.

PORT2 – This policy relates to the development of port/harbour facilities for tourism and recreational uses at Girvan, Dunure, Ballantrae and Maidens. Ballantrae is the nearest of these areas, located at a distance of approximately 2 miles from the site. Taking into account the scale of Ballantrae harbour it is concluded that any development of this area would not have an impact upon this site. Any development would require to be small scale and sensitive to the area.

OFF1 – This policy is concerned with directing class 2 office developments to the peripheral retail area of town centres, and neighbourhood centres. Office developments within town centres will have no adverse impacts upon this site. As such this policy will have no adverse impacts upon this site.

OFF2 – This policy is concerned with changes of use from dwellinghouse to class 2 office, or office to dwellinghouse. No office premises or residential buildings are located within this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RET1 – This policy is aimed at guiding new retail and commercial leisure investment to existing town centres in preference to out-of-centre locations. This site is not located within a town centre. Accordingly this policy will have no adverse impacts upon this site.

RET2 – This policy relates to directing large retail developments to existing town centres and the circumstances within which such developments may be permitted outwith existing centres but still within settlements. Given that this site is not within a settlement then it can be concluded that this policy will have no adverse impacts upon this site.

RET3 – Relates to a presumption in favour of retail outlets within settlements. Given that this site is not located within a settlement it can be concluded that this policy will have no adverse impacts upon this site.

RET4 – This policy pertains to retailing within town centres and ensuring that shops are predominantly ground floor use. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET5 – This policy is concerned with the re-use and redevelopment of vacant shops for non-town centre uses within town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET6 – This policy relates to the directing of amusement centres and hot food carry out uses to the peripheral areas of town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET7 – This policy is concerned with the planning strategy for Ayr Town Centre and is therefore site specific to that area. As such this policy will have no adverse impacts upon this site.

RET8 – This policy is concerned with safeguarding local retail provision serving local communities within villages and at neighbourhood centres. This SPA is not located within a settlement and therefore this policy will have no adverse impacts upon this site.

RET9 – This policy considers extensions to out of centre retail stores. The description 'out of centre' confirms that the policy is referring to retail stores outwith town centres but still within settlements. Given that the nearest settlement is approximately 2 miles in distance it is concluded that this policy will have no adverse impacts upon this site. Given the nature of extensions to stores it is further concluded that this would not compromise the conservation objectives of this site.

RET10 – Relates to proposals for retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11 – This policy relates to proposals for food retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11A – This policy designates a site for retail development within the Heathfield area. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11B – This policy allocates a site for retail purposes within Heathfield. This policy is site specific to that area and will result in no adverse impacts upon this site.

RET12 – This policy relates to the possibility of garden centres/horticultural retail being located within the rural protection area and rural diversification area. This policy has a likely significant effect upon this site.

RET13 – This policy relates to the circumstances under which retail development outwith settlements may be considered to be acceptable. The policy does not refer to any environmental factors which should be taken into consideration in the determination of any such proposals. This policy therefore has a likely significant effect upon this site.

TOUR1 – This policy supports proposals to provide or improve tourist and leisure facilities. Given that this policy does not restrict such proposals to certain areas then it is possible that this policy has a likely significant effect upon this site.

TOUR2 – This policy relates to proposals for new tourist accommodation. The policy does not set out the location for proposals for new development. Therefore this policy has a likely significant effect upon this site.

TOUR3 – This policy relates to the retention and improvement of existing significant leisure, recreation and tourist facilities. No such facilities are located within this SPA. As such this policy will have no adverse impacts upon this site.

TOUR4 – This policy seeks to safeguard existing golf courses and encourages their development and improvement. This could also be interpreted as encouraging the development of new golf courses. Given that no specific sites are detailed it is concluded that this policy has a likely significant effect upon this site.

TOUR5 – This policy is concerned with new commercial and leisure developments within town centres and other settlements. This site is not located within a settlement. As such this policy will have no adverse impacts upon this site.

RE1 – This policy sets out the criteria within which farm diversification may be considered to be acceptable. Although it appears that there are no farms located within the boundaries of this SPA, it is concluded that this policy may have a significant impact upon this site.

RE2 – This policy relates to rural accommodation in conjunction with rural businesses and sets out the circumstances under which temporary and permanent accommodation may be considered to be acceptable where onsite accommodation is essential to the operations of the business. This policy has a likely significant effect upon this site.

RE3 – This policy relates to the sterilisation of known mineral deposits through development proposals. It is concluded that it would be the development proposals and not the fact that there were known mineral deposits upon a site which would have the potential to significantly affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE4 – The purpose of this policy is to ensure that no outline applications are submitted for proposals for mineral extraction operations. The Council needs to be aware from the outset of the level of proposed works to be carried out. It is concluded that it would be proposals for the works themselves and not the type of application that was submitted which would have a potentially significant impact upon the conservation objectives of a site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE5 – This policy relates to proposals for the winning and working of minerals. This policy does not specify any location for such proposals. As such this policy has a likely significant effect upon this site.

RE6 – This policy is concerned with proposals for the winning and working of coal by opencast methods. No specific location is identified as being suitable or unsuitable for such proposals. Therefore this policy has a likely significant effect upon this site.

RE7 – This policy is concerned with extensions to active mineral extraction workings. There are no active mineral extraction workings within this site. This policy will therefore have no adverse impacts upon this site.

RE8 – This policy is concerned with the restoration of mineral extraction sites. It is concluded that it would be the original mineral extraction works and not the restoration of the site which had the potential to significantly impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

RE9 – This policy relates to forestry proposals and ensuring that they are sympathetic to the environment, nature and wildlife interests. The policy ensures that environmental, nature and wildlife interests are taken into account. However to ensure that this policy has no adverse impacts upon this site it is considered appropriate to conduct a more detailed level of appropriate assessment.

3. The Environment

Section 1 – Natural Environment

“The environmental objectives of the Plan are:

- To conserve the character, appearance and general amenity of towns and villages by seeking to ensure a high standard of design for new developments, by maintaining areas of valuable open space and landscape quality and by protecting and enhancing areas of townscape value including conservation areas and listed buildings.
- To preserve the landscape character generally and provide a setting for settlements; in particular to ensure the integrity of the landscape and environment of the Scenic Coast and Areas are maintained and enhanced.
- To protect, maintain and improve the amenity, natural heritage and recreational value of open space and the countryside generally, and in particular to protect and enhance sites of scientific interest, wildlife sites, habitats of value, good quality agricultural land and South Ayrshire’s archaeological heritage.”

ENV1 – This policy is of direct relevance to the appropriate assessment and provides one of the policies which could be used to ensure that SPA's and SAC are protected. It states that:

“There will be a strong presumption in favour of protecting all existing or proposed:

- d) Special Areas of Conservation (SAC) and Special Protection Areas (SPA) unless there are imperative reasons of over-riding public interest and there is no alternative solution; and
- e) Sites of Special Scientific Interest unless any adverse effects are outweighed by social or economic benefits of national importance.”

This policy clearly implements the provisions of Article 6 of the Habitats Directive as it uses the same wording where it states, “unless there are imperative reasons of over-riding public interest”. This policy therefore provides SPA's and SAC within South Ayrshire with the necessary protection required in compliance with the provisions of the Habitats Directive. This policy will therefore have a positive impact upon this site.

ENV2 – This policy seeks to protect the integrity of specific sites of local natural heritage value. The policy does not specifically mention SPA's or sites designated under the birds directive. This policy will therefore have no adverse impacts upon this site.

ENV3 – This policy seeks to ensure that development proposals have regard to safeguarding features of nature conservation value in accordance with the Wildlife Strategy of the Plan. The Wildlife Strategy “seeks to ensure the most effective use of resources in terms of “on the ground” action to: protect and promote the proper management of sites of nature conservation importance...” The strategy specifically mentions the four Natura 2000 sites within South Ayrshire. This policy therefore seeks to protect this site and will therefore result in a positive impact upon the conservation objectives of this site.

ENV4 – This policy relates to the promotion/interpretation of natural resources for educational or recreational purposes. The aim of this policy is to allow for a greater awareness and understanding of wildlife within South Ayrshire, and a corresponding respect and protection for natural resources. The policy, however, does not preclude this and it should therefore be concluded that this policy has a likely significant effect upon this site.

ENV5 – This policy is concerned with the protection of recreational green spaces. No recreational green spaces are located where they could potentially affect the conservation objectives of this site. Additionally the policy prescribes to the protection of such sites from development and would therefore have no adverse impacts upon this site in the first instance.

ENV6 – This policy relates to the safeguarding of sports fields, pitches, greens and other open air facilities as identified on the proposals map. This is a safeguarding policy to facilities which are already in existence. This policy will therefore have no adverse impacts upon this site.

PROPOSAL1 – Allocates land for the expansion of sports pitches in Troon. This proposal is site specific to that area. This proposal will therefore have no adverse impacts upon this site.

ENV7 – This policy relates to the protection of the banks of the River Ayr and River Doon. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

ENV8 – This policy prescribes to development within the scenic area, which covers this SPA, and the circumstances within which development may be considered acceptable. One of the criteria which would be used in the consideration of any development proposals is “The significance of impacts and cumulative impacts on the environment, particularly landscape and visual impacts...”. Therefore this policy does allow some scope for development although environmental factors require to be taken into consideration. However it is concluded that this policy requires a more detailed level of assessment into its potential impact upon this site.

ENV9 – This policy is concerned with protecting the foreshore from inappropriate development and directing development proposals to the most suitable locations along the coast. The policy seeks to ensure that development proposals within the wider coastal area accord with the Plan's Coastal Strategy. A section of this SPA covers part of the coastline south of Ballantrae. The Indicative Coastal Strategy defines this area as 'remote' where there is a general presumption against any development. Given that it is a 'general presumption' then it is concluded that this policy has a likely significant effect upon this site.

ENV10 – This policy refers to Historic Gardens and Designed Landscapes, one of which is located to the north of this site at Glenapp Castle. The policy aims to protect these sites from inappropriate development in terms of landscape impact and in relation to their history, architecture, horticulture and nature conservation qualities. Given that this policy seeks to safeguard such sites it is concluded that this policy will result in no adverse impacts upon this SPA.

ENV11 – This policy supports tree and woodland planting schemes which will improve the landscape and provide ecological benefits. Given that no specific locations are identified for such schemes it is concluded that this policy has a likely significant effect upon this site. For example such schemes could potentially significantly disturb the qualifying species.

ENV12 – This policy is concerned with development proposals involving loss of, or works to, trees in terms of their impacts upon the locality. It is concluded that it would be the development proposals themselves which would have a potential impact upon this site and assessment is therefore reliant on other policies as an overall consideration of the development. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV13 – This policy relates to the protection of prime quality agricultural land. This site does not include any prime quality agricultural land. This policy will therefore have no adverse impacts upon this site.

Section 2 – Built Heritage, Design and Conservation

BE1 – This policy sets out the design criteria against which proposals for new developments will be assessed. It would be the development itself and not how it was designed which would have the potential to significantly affect the conservation objectives of this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

BE2 – This policy is concerned with the protection of listed buildings and their settings. Although no listed buildings lie within the boundaries of this SPA, there are seven within close proximity. The policy seeks to protect listed buildings and their settings from inappropriate development. Given that the policy seeks to protect such sites then it is concluded that this policy will have no adverse impacts upon this site.

BE3 – This policy relates to the protection of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE4 – This policy relates to the upgrading and enhancement of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE5 – This policy relates to the standard of development within conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

PROPOSAL2 – Relates to the possible designations of conservation areas at Troon, Southwoods, Barrhill, Tarbolton, Ayr, Maybole and Crosshill. This proposal will have no adverse impacts upon this site.

BE6 – This policy seeks to protect scheduled ancient monuments and archaeological sites and encourages sympathetic proposals for their promotion for educational or recreational purposes. Three scheduled ancient monuments and several archaeological trigger zones exist within the boundaries of this SPA. This policy therefore has a likely significant effect upon this site.

BE7 – This policy relates to development proposals upon sites known or considered likely to contain archaeological resources. Where development proposals are considered to outweigh the benefits of preserving the site for archaeological purposes this policy ensures that provisions are made by the developer for the proper excavation and recording of possible remains. Given that there are several archaeological trigger zones located within this site it is concluded that this policy has a likely significant effect upon this site.

BE8 – This policy relates to appropriate, alternative uses of country estates. There is a designated country estate located at Glenapp Castle to the north of this SPA. Taking into account the conservation objectives of this SPA it is concluded that alternative uses to the Glenapp Country Estate would not compromise them. This policy will therefore have no adverse impacts upon this site.

4. Housing

H1 – This policy relates to the maintenance of an effective five-year supply of land for housing. The policy also prescribes to encouraging development on brownfield sites, in preference to greenfield sites. The Plan has identified all of the housing sites required to maintain an effective five-year supply of land. No sites are located within the boundaries of this SPA. The closest site allocated for housing is at Colmonell, a distance of just under 3 miles from the closest point of this site. This policy will therefore have no adverse impacts upon this site.

H2A – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H2B – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H3A – This policy relates to the release of greenfield land at North East Troon for residential development. This policy is site specific to an area of north east Troon. This policy will therefore have no adverse impacts upon this site.

H3B – This policy is concerned with the allocation of a housing site at Greenan to the south of Ayr. The proposed housing site is located approximately 25 miles to the north of this site. This policy will therefore have no impact upon this site.

H4 – This policy relates to proposals for development other than housing on land identified as being suitable for housing within the Plan. No such sites will have an impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

H5 – This policy relates to the standards required to be met by proposals for new housing developments. It is concluded that it would be the proposal for a housing development upon this site which would have a potential impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H6 – Relates to residential development criteria within settlements. This site is not located within a settlement. This policy will therefore have no adverse impacts upon this site.

H7 – This policy seeks to protect the residential character and amenity of areas predominantly in residential use. No part of this site is predominantly in residential use. This policy will therefore have no adverse impacts upon this site.

H8 – This policy relates to proposals for residential development within the rural diversification area. This site is located within the rural diversification area. This policy therefore has a likely significant effect upon this site.

H9 – This policy is concerned with the conversion and reuse of redundant buildings of traditional/vernacular character within the countryside. Although there are no known buildings within the site it is concluded that a more detailed level of assessment is required of this policy in order to determine any potential impacts.

H10 – This policy is concerned with extensions to existing dwellinghouses within the countryside. Given that there are no existing dwellinghouses located within this SPA it is concluded that this policy will have no adverse impacts upon this site.

H11 – This policy relates to the replacement of existing dwellings within the countryside. Given that there are no existing dwellinghouses located within this SPA it is concluded that this policy will have no adverse impacts upon this site.

H12 – This policy pertains to the protection of agricultural land and the countryside setting of properties located within the Rural Protection Area and the Greenbelt. This site is not located within the boundaries of the RPA or Greenbelt. As such this policy will have no adverse impacts upon this site.

H13 – This policy is concerned with the provision of affordable housing within new housing sites. This policy would only bear relevance if a housing site were to be allocated within this SPA. If this were the case then the contribution of affordable housing on the site would have no adverse impacts upon the site. The policies used in the consideration of the residential development would be the policies which would have a significant impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H16 – This policy relates to proposals for special needs housing within settlements. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H17 – This policy relates to housing within town centres. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H18 – This policy is concerned with proposals relating to residential caravans and non-permanent dwellings. It states that any such proposals will be dealt with through the application of the general housing policies and/or tourism policies. It is therefore concluded that this policy will have no adverse impacts upon this site as it simply directs proposals for residential caravans and non-permanent dwellings to the general housing and/or tourism policies, which would in turn ensure that there were no adverse effects upon this site.

H19 – This policy relates to Houses In Multiple Occupation. There are no residential properties located within this SPA and therefore it is concluded that this policy will have no adverse impacts upon this site.

5. Public Facilities and Services

SERV1 – This policy relates to the upgrading of infrastructure services throughout South Ayrshire in conjunction with the aims and objectives of the Plan. The A77 Trunk Road runs through this site. There are currently plans to upgrade this road and therefore this policy has a likely significant effect upon this site.

SERV2 – This policy refers to good practice in terms of energy conservation for new development proposals. It is concluded that it would be the development proposals and not the methods used to achieve good practice in energy conservation that would have a significant impact upon this site. This policy will therefore have no adverse impacts upon this site.

SERV3 – This policy is concerned with proposals for renewable energy production developments. Under the provisions of this policy such proposals are required to undertake an Environmental Impact Assessment in order to demonstrate that the proposals are acceptable in terms of environmental, infrastructure and community impacts. If a proposal of this nature were to be submitted within the boundaries of this SPA it is highly likely that the outcome of the EIA would demonstrate that such proposals were not acceptable in terms of environmental impacts within this site. However this can only be fully demonstrated at project level. In order to avoid any doubt it is considered appropriate to conclude that this development has a likely significant effect upon this site.

SERV4 – This policy is concerned with identifying and implementing appropriate solutions to any problems which may arise on the transport network. It is considered possible that appropriate solutions to problems which may arise on the transport may involve development on this site. There is a proposal in the 1997 A77 Route Action Plan to add a climbing lane on to the section of the A77 that passes through Glen App and Galloway Moors SPA. This is currently being progressed by Transport Scotland and consultants are already in the process of carrying out an appropriate assessment of the scheme, where it will be possible to assess the options and possible effects on the SPA in more detail. For this reason and the fact that the Scottish Executive through Transport Scotland is ultimately responsible for the scheme, it was felt that it was unnecessary to go into any further detail in the assessment regarding this particular issue. However other appropriate solutions to potential problems on the transport network may impact upon this site given that it is located within close proximity to a trunk road. This policy therefore has a likely significant effect upon this site.

SERV5 – This policy pertains to land uses that generate high-density travel demands and ensuring that such proposals are supported by green transport plans. The policy seeks to ensure that such developments are easily accessible. The accessibility arrangements for new developments may have an impact in terms of infrastructure/disturbance, but these requirements would be considered as part of the overall scheme. It would be the development itself and not the subsequent need to address the accessibility arrangements which would create the initial problem. Therefore the policies against which the actual development was assessed would ensure that there were no adverse impacts upon the conservation objectives of this site. No infrastructure would be required if the development proposal was not given consent. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL3 – Relates to two specific road improvement schemes within Ayr and Alloway. This policy is site specific to these sites. It is therefore concluded that this proposal will have no adverse impacts upon this site.

RECOMMENDATION1 – This strongly advocates that the A77 trunk road improvements should be treated as a priority by the relevant implementing agency. Given that the A77 runs through this SPA it is concluded that this recommendation has the potential to impact upon this site. There is a proposal in the 1997 A77 Route Action Plan to add a climbing lane on to the section of the A77 that passes through Glen App and Galloway Moors SPA. This is currently being progressed by Transport Scotland and consultants are already in the process of carrying out an appropriate assessment of the scheme, where it will be possible to assess the options and possible effects on the SPA in more detail. For this reason and the fact that the Scottish Executive through Transport Scotland is ultimately responsible for the scheme, it was felt that it was unnecessary to go into any further detail in the assessment of this policy.

SERV6 – This policy relates to the expansion of the public transport network and the provision of a rail halt facility at two specific locations, none of which affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV7 – This policy is concerned with retaining land which is being used for public transport uses. No such land exists within this site. This policy will have no adverse impacts upon this site.

SERV8 – This policy relates to the provision, improvement and protection of footpaths and cycleways within South Ayrshire and their inclusion within new or redevelopment schemes. A public footpath does run through this site and across the Council boundary into Dumfries and Galloway. It is therefore concluded that further assessment is required of this policy in order to demonstrate that the improvement of the footpath would not impact upon the conservation objectives of the site.

SERV9 – This policy seeks to protect disused railway lines, riverside walkways and recognised rights of way. The policy is seeking to protect. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL4 – Relates to the development of the strategic cycle path. The strategic cycle path is not located in a position (approximately 13 miles away at its closest point) where its extension could impact upon this site. It is concluded that this policy will therefore have no adverse impacts upon this site.

SERV10 – This policy relates to the provision of car parking facilities in relation to the role of a development. It is concluded that it would be the development itself and not the provision of car parking facilities which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

SERV11 – This policy relates to the safeguarding of existing car parking facilities. No car parking facilities exist within this site. This policy will therefore have no adverse impacts upon this site.

SERV12 – This policy relates to freight transport and proposals for new freight handling facilities which reduce the need for road-based transportation. Given that this policy seeks to reduce road based transportation it is concluded that it will have no adverse impacts upon the conservation objectives of this site.

SERV13 – This policy relates to the directing of roadside facilities to existing settlements, specifically town centres. The nature of roadside facilities and the distance of the nearest settlement (Ballantrae) is considered not to be in conflict with the conservation objectives of this site. This policy will therefore have no adverse impacts upon the site.

SERV14 – This policy refers to the establishment of a waste transfer facility at two specific locations. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

SERV15 – This policy relates to proposals for additional waste management or disposal facilities although does not identify a specific location for its siting. This policy therefore has a likely significant effect upon this site.

SERV16 – This policy is concerned with development proposals on land considered to be at risk of flooding by the Council. Ensuring that new developments are not located in a position where they are at a risk of flooding is not considered to be an issue which could affect the conservation objectives of this site. It would be the development itself which could compromise these objectives. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV17 – This policy relates to the siting of telecommunications developments. No specific locations are identified as being the most suitable locations. As such the policy has a likely significant effect upon this site.

SERV18 – This policy seeks to retain existing educational and community facilities and supports proposals for the development of new facilities. No specific locations are identified for new facilities and it is therefore concluded that this policy has a likely significant effect upon this site.

6. Implementation

IMP1 – This policy is concerned with planning applications and ensuring that they contain provisions for the infrastructure consequences of the proposed developments. If development proposals were submitted for development upon this site the provision of infrastructure would be integral to the assessment of the acceptability of the proposal as a whole. The applicable policies would ensure that there were no adverse impacts upon this site.

IMP2 – This policy relates to enforcement action where planning controls are breached. The breaching of planning controls and subsequent enforcement action is not considered to be an issue which could compromise the conservation objectives of this site.

Lendalfoot Hills Complex

Conservation Objectives of the Lendalfoot Hills Complex Special Area of Conservation

- To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and
- To ensure for the qualifying habitats that the following are maintained in the long term:
 - Extent of the habitat on site
 - Distribution of the habitat within site
 - Structure and function of the habitat
 - Processes supporting the habitat
 - Distribution of typical species of the habitat
 - Viability of typical species as components of the habitat
 - No significant disturbance of typical species of the habitat

Qualifying Habitats

- Base-rich fens
- Dry heaths
- Grasslands on soils rich in heavy metals
- Species-rich grassland with mat-grass in upland areas*
- Very wet mires often identified by an unstable 'quaking' surface
- Wet heathland with cross-leaved heath

* indicates priority habitat

Site Overview

The Lendalfoot Hills Complex is located in the south western area of the South Ayrshire Council boundary, north of the Glen App and Galloway Moors SPA. The villages of Lendalfoot and Colmonell are within close proximity of the site. The complex comprises of five separate pieces of land, each of which are also designated as SSSI's. They are known as Pinbain Burn to Cairn Hill SSSI, Aldons Hill SSSI, Knockdaw Hill SSSI and Littleton and Belhamie Hills SSSI. It is one of five sites representing relatively low-altitude oceanic species-rich *Nardus* grasslands in western Scotland.

Lendalfoot Hills Complex is within close proximity of the settlements of Lendalfoot and Colmonell. Lendalfoot is a small community which consists of only a few houses and a population of 120. Colmonell is located approximately 0.5 km from the nearest point of the site and has a population of 125.

1. The Settlement Strategy

STRAT1 – This policy aims to direct new development proposals to defined, existing settlements in preference to greenfield locations. Given that this site is not within an existing settlement it can be concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

STRAT2 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the greenbelt. This site is not located within the greenbelt and therefore this policy will have no adverse impacts upon this site.

STRAT3 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the rural protection area. This site is not located within the rural protection area and therefore this policy will have no adverse impacts upon this site.

STRAT4 – This policy sets out the circumstances within which development in the Rural Diversification Area may be considered to be acceptable. This site is located within the rural diversification area. Therefore this policy has a likely significant effect upon this site.

STRAT5 – This policy seeks to ensure that new development proposals are of a high quality and in appropriate locations. One of the objectives of this policy is to ensure that all new development respects and safeguards natural heritage resources. Therefore any impact which this policy has upon this site will pertain to its protection and will therefore result in a positive impact.

STRAT6 – This policy relates to a major settlement expansion to the south east of Ayr. Lendalfoot Hills Complex is approximately 20 miles from the site. This policy will therefore have no impact upon this site.

2. Economic Development

FE1 – The policy relates to encouraging proposals for further and higher education establishments, where they accord with the Plan's environmental objectives. No specific sites are identified for the establishment of such facilities within the policy. It is therefore concluded that this policy has a likely significant effect upon this site.

FE2 – This policy seeks to safeguard land at Craigie Estate for recreational and educational purposes. This policy is site specific to Craigie Estate and will therefore have no adverse impacts upon this site.

FE3 – This policy encourages proposals for the expansion of the agricultural college and Hannah research institute. This policy is site specific to the Hannah Research Park and will therefore have no adverse impacts upon this site.

OPP1 – This policy encourages redevelopment proposals on development opportunity sites as identified within the Plan. The closest site identified is located on Kirkpatrick Street in Girvan. This site is identified as being suitable for residential development and is approximately 1.5 miles north of the Lendalfoot Hills Complex at the nearest point. Given that the site is identified for residential development and the size of the site (0.58 hectares) it is concluded that this policy will have no adverse impacts upon this site.

OPP2 – This policy directs development to specific sites within town centres. Given that the sites are all located within town centres this policy will have no adverse impacts upon this site.

IND1 – This policy relates to industrial and business development proposals being in accordance with the Council's Industrial Strategy. The Industrial Strategy is concerned with directing proposals for industrial development to existing industrial areas as identified within the Strategy as well as outlining the criteria which requires to be met for proposals for alternative types of development on these sites should the land or premises fall out of industrial use. The nearest identified industrial site is located to the north of Girvan,

approximately 4 miles from this SAC. As such this policy will have no adverse impacts upon this site.

IND2 – This policy seeks to safeguard and encourage the provision of an adequate supply of marketable industrial land. This policy is not specific enough to rule out that this site would not be considered as being suitable for industrial marketable land despite it being highly unlikely. However it is considered appropriate to demonstrate this through further assessment.

IND3 – This policy safeguards and promotes specific locations for industrial and business development. None of the identified sites are in locations which could impact upon this site, the nearest one being approximately 4 miles to the north. As such this policy will have no adverse impacts upon this site.

IND4 – This policy seeks to safeguard land identified for industrial purposes for industrial and business uses on the proposals map. There is no land identified for industrial purposes which could impact upon this SAC. As such this policy will have no adverse impacts upon this site.

IND5 – This policy aims to direct industrial/business proposals to industrial areas as identified on the proposals map. However it does leave some scope for such proposals to be located elsewhere provided that it can be justified in terms of being in a non-residential location and where a significant economic benefit can be demonstrated. As such the policy may have potential implications for the conservation objectives of this site. However there is an additional guidance note in the policy which prescribes to taking the environmental objectives of the plan into account in the determination of any proposals. One of the objectives of the plan prescribes to protecting and enhancing 'habitats of value'. Therefore the environmental objectives of the plan would be compromised and therefore any proposed industrial development on this site would be contrary to the provisions of the Plan. This would be best demonstrated through a more detailed level of assessment.

NTN1 – This policy relates to the Newton area of Ayr and the Newton Strategy. This policy is site specific to the Newton area. As such this policy will have no adverse impacts upon this site.

HFD1 – This policy relates to the Heathfield area of Ayr and the Heathfield Strategy. This policy is site specific to the Heathfield area. As such this policy will have no adverse impacts upon this site.

AIR1 – This policy is concerned with the safeguarding of land for runway related development. Prestwick Airport is not located in a position where it could impact upon this site through runway related development. As such this policy will have no adverse impacts upon this site.

AIR2 – This policy safeguards particular sites for airport related activity all of which lie adjacent to Prestwick Airport. Prestwick Airport is located approximately 23 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SAC.

AIR3 – This policy relates to proposals for the expansion of the terminus facilities located at Prestwick Airport. Prestwick Airport is located approximately 23 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SAC.

PORT1 – This policy seeks the retention and continued development of the existing seaport facilities at Ayr, Troon and Girvan. Girvan Harbour is the closest out of these 3 sites. It is located at a distance of approximately 2.5 miles from the nearest point of the site. The development of port/harbour facilities at a distance of 2.5 miles away will have no adverse impacts upon the conservation objectives of the site.

PORT2 – This policy is concerned with the development of port/harbour facilities for tourism and recreational use at Girvan, Dunure, Ballantrae and Maidens. Girvan Harbour is the

closest out of these ports at a distance of approximately 2.5 miles from the site. Given the scale of these harbours, the fact that the nearest one is approximately 2.5 miles away and that the policy prescribes to “sensitive” development it is concluded that this policy will have no adverse impacts upon this site.

OFF1 – This policy is concerned with directing class 2 office developments to the peripheral retail area of town centres, and neighbourhood centres. Office developments within town centres will have no adverse impacts upon this site. As such this policy will have no adverse impacts upon this site.

OFF2 – This policy is concerned with changes of use from dwellinghouse to class 2 office, or office to dwellinghouse. No office premises or residential buildings are located within this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RET1 – This policy is aimed at guiding new retail and commercial leisure investment to existing town centres in preference to out-of-centre locations. This site is not located within a town centre. Accordingly this policy will have no adverse impacts upon this site.

RET2 – This policy relates to directing large retail developments to existing town centres and the circumstances within which such developments may be permitted outwith existing centres but still within settlements. Given that this site is not within a settlement then it can be concluded that this policy will have no adverse impacts upon this site.

RET3 – Relates to a presumption in favour of retail outlets within settlements. Given that this site is not located within a settlement it can be concluded that this policy will have no adverse impacts upon this site.

RET4 – This policy pertains to retailing within town centres and ensuring that shops are predominantly ground floor use. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET5 – This policy is concerned with the re-use and redevelopment of vacant shops for non-town centre uses within town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET6 – This policy relates to the directing of amusement centres and hot food carry out uses to the peripheral areas of town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET7 – This policy is concerned with the planning strategy for Ayr town centre and is therefore site specific to that area. As such this policy will have no adverse impacts upon this site.

RET8 – This policy is concerned with safeguarding local retail provision serving local communities within villages and at neighbourhood centres. This SAC is not located within a settlement and therefore this policy will have no adverse impacts upon this site.

RET9 – This policy considers extensions to out of centre retail stores. The description ‘out of centre’ confirms that the policy is referring to retail stores outwith town centres but still within settlements. Given that this site is not within a settlement it is concluded that this policy will have no adverse impacts upon this site. Given the nature of extensions to stores it is further concluded that this would not compromise the conservation objectives of this site.

RET10 – Relates to proposals for retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11 – This policy relates to proposals for food retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11A – This policy designates a site for retail development within the Heathfield area. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11B – This policy allocates a site for retail purposes within Heathfield. This policy is site specific to that area and will result in no adverse impacts upon this site.

RET12 – This policy relates to the possibility of garden centres/horticultural retail being located within the rural protection area and rural diversification area. This policy has a likely significant effect upon this site.

RET13 – This policy relates to the circumstances under which retail development outwith settlements may be considered to be acceptable. The policy does not refer to any environmental factors which should be taken into consideration in the determination of any such proposals. This policy therefore has a likely significant effect upon this site.

TOUR1 – This policy supports proposals to provide or improve tourist and leisure facilities. Given that this policy does not restrict such proposals to certain areas then it is possible that this policy has a likely significant effect upon this site.

TOUR2 – This policy relates to proposals for new tourist accommodation. The policy does not set out the location for proposals for new development. Therefore this policy has a likely significant effect upon this site.

TOUR3 – This policy relates to the retention and improvement of existing significant leisure, recreation and tourist facilities. No such facilities are located within this SAC. As such this policy will have no adverse impacts upon this site.

TOUR4 – This policy seeks to safeguard existing golf courses and encourages their development and improvement. This could also be interpreted as encouraging the development of new golf courses. Given that no specific sites are detailed it is concluded that this policy has a likely significant effect upon this site.

TOUR5 – This policy is concerned with new commercial and leisure developments within town centres and other settlements. This site is not located within a settlement. As such this policy will have no adverse impacts upon this site.

RE1 – This policy sets out the criteria within which farm diversification may be considered to be acceptable. There is some grazing upon this site which indicates that some of the land may form part of a holding although may not be defined as farmland. However the purpose of this policy is to ensure that agricultural land remains economically viable for the owner through the proper management and development of the site. Despite this it is concluded that a more detailed level of assessment should be conducted in order to demonstrate how this policy will have no adverse impacts upon this site.

RE2 – This policy relates to rural accommodation in conjunction with rural businesses and sets out the circumstances under which temporary and permanent accommodation may be considered to be acceptable where onsite accommodation is essential to the operations of the business. This policy has a likely significant effect upon this site.

RE3 – This policy relates to the sterilisation of known mineral deposits through development proposals. It is concluded that it would be the development proposals and not the fact that there were known mineral deposits upon a site which would have the potential to significantly affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE4 – The purpose of this policy is to ensure that no outline applications are submitted for proposals for mineral extraction operations. The Council needs to be aware from the outset of the level of proposed works to be carried out. It is concluded that it would be proposals for the works themselves and not the type of application that was submitted which would have a

potentially significant impact upon the conservation objectives of a site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE5 – This policy relates to proposals for the winning and working of minerals. This policy does not specify any location for such proposals. As such this policy has a likely significant effect upon this site.

RE6 – This policy is concerned with proposals for the winning and working of coal by opencast methods. No specific location is identified as being suitable or unsuitable for such proposals. Therefore this policy has a likely significant effect upon this site.

RE7 – This policy is concerned with extensions to active mineral extraction workings. There are no active mineral extraction workings within the boundaries of this site. This policy will therefore have no adverse impacts upon this site.

RE8 – This policy is concerned with the restoration of mineral extraction sites. It is concluded that it would be the original mineral extraction works and not the restoration of the site which had the potential to significantly impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

RE9 – This policy relates to forestry proposals and ensuring that they are sympathetic to the environment, nature and wildlife interests. The policy ensures that environmental, nature and wildlife interests are taken into account. However to ensure that this policy has no adverse impacts upon this site it is considered appropriate to conduct a more detailed level of assessment.

3. The Environment

Section 1 – Natural Environment

“The environmental objectives of the Plan are:

- To conserve the character, appearance and general amenity of towns and villages by seeking to ensure a high standard of design for new developments, by maintaining areas of valuable open space and landscape quality and by protecting and enhancing areas of townscape value including conservation areas and listed buildings.
- To preserve the landscape character generally and provide a setting for settlements; in particular to ensure the integrity of the landscape and environment of the Scenic Coast and Areas are maintained and enhanced.
- To protect, maintain and improve the amenity, natural heritage and recreational value of open space and the countryside generally, and in particular to protect and enhance sites of scientific interest, wildlife sites, habitats of value, good quality agricultural land and South Ayrshire’s archaeological heritage.”

ENV1 – This policy is of direct relevance to the appropriate assessment and provides one of the policies which could be used to ensure that SPA’s and SAC are protected. It states that:

“There will be a strong presumption in favour of protecting all existing or proposed:

- f) Special Areas of Conservation (SAC) and Special Protection Areas (SPA) unless there are imperative reasons of over-riding public interest and there is no alternative solution; and
- g) Sites of Special Scientific Interest unless any adverse effects are outweighed by social or economic benefits of national importance.”

This policy clearly implements the provisions of Article 6 of the Habitats Directive as it uses the same wording where it states, “unless there are imperative reasons of over-riding public interest”. This policy therefore provides SPA’s and SAC within South Ayrshire with the

necessary protection required in compliance with the provisions of the Habitats Directive. This policy will therefore have a positive impact upon this site.

It should also be noted that this site is afforded additional protection from this policy as it is also designated as a SSSI.

ENV2 – This policy seeks to protect the integrity of specific sites of local natural heritage value. The policy seeks to safeguard sites containing species protected by the Habitats Directive. This site is only recognised for the habitats it contains, not the species living within these habitats. This policy will have no adverse impacts upon this site.

ENV3 – This policy seeks to ensure that development proposals have regard to safeguarding features of nature conservation value in accordance with the Wildlife Strategy of the Plan. The Wildlife Strategy “seeks to ensure the most effective use of resources in terms of “on the ground” action to: protect and promote the proper management of sites of nature conservation importance...” The strategy specifically mentions the four Natura 2000 sites within South Ayrshire. This policy therefore seeks to protect this site and will therefore result in a positive impact upon the conservation objectives of this site.

ENV4 – This policy relates to development proposals which assist in the promotion/interpretation of natural resources for educational or recreational purposes. Development proposals which are in accordance with this policy would seek to capitalise upon the features of nature conservation. Therefore any adverse impact upon these features would compromise the function of the proposals. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV5 – This policy is concerned with the protection of recreational green spaces. No recreational green spaces are in a position where they could potentially affect the conservation objectives of this site. Additionally the policy prescribes to the protection of such sites from development and would therefore have no adverse impacts upon this site in the first instance. This policy will therefore have no adverse impacts upon this site.

ENV6 – This policy relates to the safeguarding of sports fields, pitches, greens and other open air facilities as identified on the proposals map. This is a safeguarding policy to protect facilities which are already in existence. This policy will therefore have no adverse impacts upon this site.

PROPOSAL1 – Allocates land for the expansion of sports pitches in Troon. This proposal is site specific to that area. This proposal will therefore have no adverse impacts upon this site.

ENV7 – This policy relates to the protection of the banks of the River Ayr and River Doon. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

ENV8 – This policy prescribes to development within the scenic area, which covers this SAC, and the circumstances within which development may be considered acceptable. One of the criteria which would be used in the consideration of any development proposals is “The significance of impacts and cumulative impacts on the environment, particularly landscape and visual impacts...”. Therefore this policy does allow some scope for development although environmental factors require to be taken into consideration. However it is concluded that this policy requires a more detailed level of assessment into its potential impact upon this site.

ENV9 – This policy is concerned with protecting the foreshore from inappropriate development and directing development proposals to the most suitable locations along the coast. Some of the Lendalfoot Hills Complex is located along the foreshore. This policy therefore has a likely significant effect upon this site.

ENV10 – This policy refers to the safeguarding of historic gardens and designed landscapes. None of the identified sites are in a location where they could impact upon this site. This policy will therefore have no adverse impacts upon this site.

ENV11 – This policy supports tree and woodland planting schemes which will improve the landscape and provide ecological benefits. Given that no specific locations are identified for such schemes it is concluded that this policy has the potential to impact upon this site. For example such schemes could potentially significantly disturb the qualifying species.

ENV12 – This policy is concerned with development proposals involving loss of, or works to, trees in terms of their impacts upon the locality. It is concluded that it would be the development proposals themselves and not the subsequent works to trees which would have a potential impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV13 – This policy relates to the protection of prime quality agricultural land. This site does not include any prime quality agricultural land. This policy will therefore have no adverse impacts upon this site.

Section 2 – Built Heritage, Design and Conservation

BE1 – This policy sets out the design criteria against which proposals for new developments will be assessed. It would be the development itself and not how it was designed which would have the potential to significantly affect the conservation objectives of this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

BE2 – This policy is concerned with the protection of listed buildings and their settings. There are no listed buildings located within this site. This policy will have no adverse impacts upon this site.

BE3 – This policy relates to the protection of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE4 – This policy relates to the upgrading and enhancement of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE5 – This policy relates to the standard of development within conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

PROPOSAL2 – Relates to the possible designations of conservation areas at Troon, Southwoods, Barrhill, Tarbolton, Ayr, Maybole and Crosshill. This policy will have no adverse impacts upon this site.

BE6 – This policy seeks to protect scheduled ancient monuments and archaeological sites and encourages sympathetic proposals for their promotion for educational or recreational purposes. There are no scheduled ancient monuments within the site. However there are several archaeological trigger zones. This policy therefore has a likely significant effect upon this site.

BE7 – This policy relates to development proposals upon sites known or considered likely to contain archaeological resources. Where development proposals are considered to outweigh the benefits of preserving the site for archaeological purposes this policy ensures that provisions are made by the developer for the proper excavation and recording of possible remains. Given that there are several archaeological trigger zones located within this site it is concluded that this policy has a likely significant effect upon this site.

BE8 – This policy is concerned with alternative uses to country estate properties. One of the properties specified is Knockdolian Castle, located to the south of the site. Although it is unlikely that any works to this property would impact upon this site it is concluded that a more detailed level of assessment should be conducted in order to determine whether or not this is the case.

4. Housing

H1 – This policy relates to the maintenance of an effective five-year supply of land for housing. The policy also prescribes to encouraging development on brownfield sites, in preference to greenfield sites. The Plan has identified all of the housing sites required to maintain an effective five-year supply of land. No sites are located within the boundaries of this site. The closest site allocated for housing is at Colmonell, a distance of just under 1 mile from the nearest point of this site. However given that it is anticipated that the site could only accommodate 4 new units it is concluded that this policy will have no adverse impacts upon this site.

H2A – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H2B – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H3A – This policy relates to the release of greenfield land at North East Troon for residential development. This policy is site specific to an area of north east Troon. This policy will therefore have no adverse impacts upon this site.

H3B – This policy is concerned with the allocation of a housing site at Greenan to the south of Ayr. The proposed housing site lies approximately 15 miles to the north of this site. This policy will therefore have no impact upon this site.

H4 – This policy relates to proposals for development other than housing on land identified as being suitable for housing within the Plan. No such sites will have an impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

H5 – This policy relates to the standards required to be met by proposals for new housing developments. It is concluded that it would be the proposal for a housing development and not the standards required to be met by the proposals which would impact upon the site. The policies against which this proposal would be considered would therefore ensure that the development proposals did not affect the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H6 – Relates to residential development criteria within settlements. This site is not located within a settlement. This policy will therefore have no adverse impacts upon this site.

H7 – This policy seeks to protect the residential character and amenity of areas predominantly in residential use. No part of this site is predominantly in residential use. This policy will therefore have no adverse impacts upon this site.

H8 – This policy relates to proposals for residential development within the rural diversification area. This site is located within the rural diversification area. This policy therefore has a likely significant effect upon this site.

H9 – This policy is concerned with the conversion and reuse of redundant buildings of traditional/vernacular character within the countryside. There are no buildings located within the boundaries of the site. This policy will therefore have no adverse impacts upon this site.

H10 – This policy is concerned with extensions to existing dwellinghouses within the countryside. Given that there are no existing dwellinghouses located within this SAC it is concluded that this policy will have no adverse impacts upon this site.

H11 – This policy relates to the replacement of existing dwellings within the countryside. Given that there are no existing dwellinghouses located within this site it is concluded that this policy will have no adverse impacts upon this site.

H12 – This policy pertains to the protection of agricultural land and the countryside setting of properties located within the Rural Protection Area and the Greenbelt. This site is not located within the boundaries of the RPA or Greenbelt. As such this policy will have no adverse impacts upon this site.

H13 – This policy is concerned with the provision of affordable housing within new housing sites. This policy would only bear relevance if a housing site were to be allocated within this SAC. If this were the case then the contribution of affordable housing on the site would have no adverse impacts upon the site. The policy which identified the site as being suitable for housing would be the policy which would have a significant effect upon the conservation objectives of the site (this assessment would however ensure that such a policy was removed). This policy will therefore have no adverse impacts upon this site.

H16 – This policy relates to proposals for special needs housing within settlements. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H17 – This policy relates to housing within town centres. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H18 – This policy is concerned with proposals relating to residential caravans and non-permanent dwellings. It states that any such proposals will be dealt with through the application of the general housing policies and/or tourism policies. It is therefore concluded that this policy will have no adverse impacts upon this site as it simply directs proposals for residential caravans and non-permanent dwellings to the general housing and/or tourism policies, which would in turn ensure that there were no adverse effects upon this site.

H19 – This policy relates to Houses In Multiple Occupation. There are no residential properties located within this site and therefore it is concluded that this policy will have no adverse impacts upon this site.

5. Public Services and Utilities

SERV1 – This policy relates to the upgrading of infrastructure services throughout South Ayrshire in conjunction with the aims and objectives of the Plan. The A77 Trunk Road runs through this site. There are currently plans to upgrade this road and therefore this policy has a likely significant effect upon this site.

SERV2 – This policy refers to good practice in terms of energy conservation for new development proposals. It is concluded that it would be the development proposals and not the methods used to achieve good practice in energy conservation that would have a significant impact upon this site. This policy will therefore have no adverse impacts upon this site.

SERV3 – This policy is concerned with proposals for renewable energy production developments. Under the provisions of this policy such proposals are required to undertake an Environmental Impact Assessment in order to demonstrate that the proposals are acceptable in terms of environmental, infrastructure and community impacts. If a proposal of this nature were to be submitted within the boundaries of this SPA it is inevitable that any impact upon the conservation objectives of the site would be flagged. However this can only be fully demonstrated at project level. In order to avoid any doubt it is considered appropriate to conclude that this development has a likely significant effect upon this site.

SERV4 – This policy is concerned with identifying and implementing appropriate solutions to any problems which may arise on the transport network. It is considered possible that

appropriate solutions to problems which may arise on the transport may involve development on this site. The Scottish Executive have been investigating the potential for widening a section of the A77 which runs adjacent to the Lendalfoot Hills Complex. It is possible that future improvements to the transport network as well as this scheme have the potential to impact upon the conservation objectives of this site.

SERV5 – This policy pertains to land uses that generate high-density travel demands and ensuring that such proposals are supported by green transport plans. The policy seeks to ensure that such developments are easily accessible. The accessibility arrangements for new developments are not considered to have an impact upon this site. It would be the development itself and not the subsequent need to address the accessibility arrangements which would create the initial problem. Therefore the policies against which the actual development was assessed would ensure that there were no adverse impacts upon the conservation objectives of this site. No infrastructure would be required if the development proposal was not given consent. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL3 – Relates to two specific road improvement schemes within Ayr and Alloway. This policy is site specific to these sites. It is therefore concluded that this policy will have no adverse impacts upon this site.

RECOMMENDATION1 – This strongly advocates that the A77 trunk road improvements should be treated as a priority by the relevant implementing agency. Given that the A77 runs adjacent to this site it is concluded that this recommendation has the potential to impact upon this site. However given that the Scottish Executive through Transport Scotland are ultimately responsible for improvement schemes to the trunk road network it was felt that it was unnecessary to assess the impacts of this recommendation any further.

SERV6 – This policy relates to the expansion of the public transport network and the provision of a rail halt facility at two specific locations, none of which affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV7 – This policy is concerned with retaining land which is being used for public transport uses. No such land exists within this site. This policy will have no adverse impacts upon this site.

SERV8 – This policy relates to the provision, improvement and protection of footpaths and cycleways within South Ayrshire and their inclusion within new or redevelopment schemes. A footpath does run through part of the site at the Pinbain to Cairn Hill SSSI. A more detailed level of assessment is therefore required of this policy and its potential impact upon this site.

SERV9 – This policy seeks to protect disused railway lines, riverside walkways and recognised rights of way. The policy is seeking to protect. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL4 – Relates to the development of the strategic cycle path. The strategic cycle path is located at a distance of just under 9 miles from the nearest point of this site. This policy will therefore have no adverse impacts upon this site.

SERV10 – This policy relates to the provision of car parking facilities in relation to the role of a development. It is concluded that it would be the development itself and not the provision of car parking facilities which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

SERV11 – This policy relates to the safeguarding of existing car parking facilities. No car parking facilities exist within this site. This policy will therefore have no adverse impacts upon this site.

SERV12 – This policy relates to freight transport and proposals for new freight handling facilities which reduce the need for road-based transportation. Given that this policy seeks to reduce road based transportation it is concluded that it will have no adverse impacts upon the conservation objectives of this site.

SERV13 – This policy relates to the directing of roadside facilities to existing settlements, specifically town centres. Directing proposals for roadside facilities to town centres is not something which has the potential to impact upon this site given that no part of the site is located within the boundaries of a settlement. This policy will therefore have no adverse impacts upon this site.

SERV14 – This policy refers to the establishment of a waste transfer facility at two specific locations. This policy is site specific to these areas. The nearest of the two sites is located over 3 miles to the north of this site, to the north of Girvan. Given that the facility will be located over 3 miles away and will be separated from this site by the town of Girvan it is concluded that this policy will have no adverse impacts upon this site.

SERV15 – This policy relates to proposals for additional waste management or disposal facilities although does not identify a specific location for its siting. This policy therefore has a likely significant effect upon this site.

SERV16 – This policy is concerned with development proposals on land considered to be at risk of flooding by the Council. Ensuring that new developments are not located in a position where they are at a risk of flooding is not considered to be an issue that could affect the conservation objectives of this site. It would be the development itself which could compromise these objectives. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV17 – This policy relates to the siting of telecommunications developments. No specific locations are identified as being the most suitable locations. As such the policy has a likely significant effect upon this site.

SERV18 – This policy seeks to retain existing educational and community facilities and supports proposals for the development of new facilities. No specific locations are identified for new facilities and it is therefore concluded that this policy has a likely significant effect upon this site.

6. Implementation

IMP1 – This policy is concerned with planning applications and ensuring that they contain provisions for the infrastructure consequences of the proposed developments. If development proposals were submitted for development upon this site it is concluded that it would be the development itself and not the provision of infrastructure which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that these objectives were not compromised.

IMP2 – This policy relates to enforcement action where planning controls are breached. The breaching of planning controls and subsequent enforcement action is not considered to be an issue which could compromise the conservation objectives of this site.

Merrick Kells

Conservation Objectives for Merrick Kells Special Area of Conservation

- To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and
- To ensure for the qualifying habitats that the following are maintained in the long term:
 - Extent of the habitat on site
 - Distribution of the habitat within site
 - Structure and function of the habitat
 - Processes supporting the habitat
 - Distribution of typical species of the habitat
 - Viability of typical species as components of the habitat
 - No significant disturbance of the habitat

Qualifying Habitats:

- Acid peat-stained lakes and ponds
- Acidic scree
- Blanket bog*
- Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels
- Depressions on peat substrates
- Dry heaths
- Montane acid grasslands
- Plants in crevices on acid rocks
- Wet heathland with cross-leaved heath

* indicates priority habitat

Conservation Objectives for Merrick Kells Special Area of Conservation

- To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and
- To ensure for the qualifying species that the following are maintained in the long term:
 - Population of the species as a viable component of the site
 - Distribution of the species within the site
 - Distribution and extent of habitats supporting the species
 - Structure, function and supporting processes of habitats supporting the species
 - No significant disturbance of the species

Qualifying Species:

- Otter

Site Overview

The Merrick Kells SAC is located within the boundaries of South Ayrshire Council, East Ayrshire Council and Dumfries and Galloway Council. In terms of South Ayrshire only a small proportion of the site lies within its boundaries.

The closest two settlements to the site within South Ayrshire are Barr and Barrhill both of which are located over 10km from the site. In addition both are extremely small settlements with populations of 192 and 107 respectively.

1. The Settlement Strategy

STRAT1 – This policy aims to direct new development proposals to defined, existing settlements in preference to greenfield locations. Given that this site is not within an existing settlement it can be concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

STRAT2 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the greenbelt. This site is not located within the greenbelt and therefore this policy will have no adverse impacts upon this site.

STRAT3 – This policy aims to control and restrict the types of development that would be considered to be acceptable within the rural protection area. This site is not located within the rural protection area and therefore this policy will have no adverse impacts upon this site.

STRAT4 – This policy sets out the circumstances within which development in the Rural Diversification Area may be considered to be acceptable. This site is located within the rural diversification area. Therefore this policy has a likely significant effect upon this site.

STRAT5 – This policy seeks to ensure that new development proposals are of a high quality and in appropriate locations. One of the objectives of this policy is to ensure that all new development respects and safeguards natural heritage resources. Therefore any impact which this policy has upon this site will pertain to its protection and will therefore result in a positive impact.

STRAT6 - This policy relates to a major settlement expansion to the south east of Ayr. Merrick Kells is approximately 20 miles from the site. This policy will therefore have no adverse impacts upon this site.

2. Economic Development

FE1 – The policy relates to encouraging proposals for further and higher education establishments, where they accord with the Plan's environmental objectives. No specific sites are identified for the establishment of such facilities within the policy. It is therefore concluded that this policy has a likely significant effect upon this site.

FE2 – This policy seeks to safeguard land at Craigie Estate for recreational and educational purposes. This policy is site specific to Craigie Estate and will therefore have no adverse impacts upon this site.

FE3 – This policy encourages proposals for the expansion of the agricultural college and Hannah research institute. This policy is site specific to the Hannah Research Park and will therefore have no adverse impacts upon this site.

OPP1 – This policy encourages redevelopment proposals on identified development opportunity sites. The closest identified site to the Merrick Kells SAC is at Maybole, located approximately 15 miles to the north west of the site. It is therefore concluded that this policy will have no adverse impacts upon this site.

OPP2 – This policy directs development to specific sites within town centres. Given that the sites are all located within town centres this policy will have no adverse impacts upon this site.

IND1 – This policy relates to industrial and business development proposals being in accordance with the Council's Industrial Strategy. The Industrial Strategy is concerned with directing proposals for industrial development to existing industrial areas as identified within the Strategy as well as outlining the criteria which requires to be met for proposals for alternative types of development on these sites should the land or premises fall out of industrial use. The nearest identified industrial site is located to the north of Girvan, approximately 14 miles from this site. As such this policy will have no adverse impacts upon this site.

IND2 – This policy seeks to safeguard and encourage the provision of an adequate supply of marketable industrial land. This policy is not specific enough to rule out that this site would not be considered as being suitable for industrial marketable land despite it being highly unlikely. However it is considered appropriate to demonstrate this through a more detailed level of assessment.

IND3 – This policy safeguards and promotes specific locations for industrial and business development. None of the identified sites are in locations which could impact upon this site, the nearest one being approximately 14 miles. As such this policy will have no adverse impacts upon this site.

IND4 – This policy seeks to safeguard land identified for industrial purposes for industrial and business uses on the proposals map. There is no land identified for industrial purposes which could impact upon this SAC. As such this policy will have no adverse impacts upon this site.

IND5 – This policy aims to direct industrial/business proposals to industrial areas as identified on the proposals map. However it does leave some scope for such proposals to be located elsewhere provided that it can be justified in terms of being in a non-residential location and where a significant economic benefit can be demonstrated. As such the policy may have potential implications for the conservation objectives of this site. However there is an additional guidance note in the policy which prescribes to taking the environmental objectives of the plan into account in the determination of any proposals. One of the objectives of the plan prescribes to protecting and enhancing 'habitats of value'. Therefore the environmental objectives of the plan would be compromised and therefore any proposed industrial development on this site would be contrary to the provisions of the Plan. This would be best demonstrated through a more detailed level of assessment.

NTN1 – This policy relates to the Newton area of Ayr and the Newton Strategy. This policy is site specific to the Newton area. As such this policy will have no adverse impacts upon this site.

HFD1 – This policy relates to the Heathfield area of Ayr and the Heathfield Strategy. This policy is site specific to the Heathfield area. As such this policy will have no adverse impacts upon this site.

AIR1 – This policy is concerned with the safeguarding of land for runway related development. Prestwick Airport is not located in a position where it could impact upon this site through runway related development. As such this policy will have no adverse impacts upon this site.

AIR2 – This policy safeguards particular sites for airport related activity all of which lie adjacent to Prestwick Airport. Prestwick Airport is located approximately 24 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SAC.

AIR3 – This policy relates to proposals for the expansion of the terminus facilities located at Prestwick Airport. Prestwick Airport is located approximately 24 miles north of this site. Any additional development at Prestwick Airport, in compliance with this policy will have no adverse impacts upon this SAC.

PORT1 – This policy seeks the retention and continued development of the existing seaport facilities at Ayr, Troon and Girvan. The closest of these ports is at Girvan which is approximately 15 miles to the west of this site. This policy will therefore have no adverse impacts upon this site.

PORT2 – This policy is concerned with the development of port/harbour facilities for tourism and recreational use at Girvan, Dunure, Ballantrae and Maidens. The closest of these ports is at Girvan which is approximately 15 to the west of this site. This policy will therefore have no adverse impacts upon this site.

OFF1 – This policy is concerned with directing class 2 office developments to the peripheral retail area of town centres, and neighbourhood centres. Office developments within town centres will have no adverse impacts upon this site. As such this policy will have no adverse impacts upon this site.

OFF2 – This policy is concerned with changes of use from dwellinghouse to class 2 office, or office to dwellinghouse. No office premises or residential buildings are located within this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RET1 – This policy is aimed at guiding new retail and commercial leisure investment to existing town centres in preference to out-of-centre locations. This site is not located within a town centre. Accordingly this policy will have no adverse impacts upon this site.

RET2 – This policy relates to directing large retail developments to existing town centres and the circumstances within which such developments may be permitted outwith existing centres but still within settlements. Given that this site is not within a settlement then it can be concluded that this policy will have no adverse impacts upon this site.

RET3 – Relates to a presumption in favour of retail outlets within settlements. Given that this site is not located within a settlement it can be concluded that this policy will have no adverse impacts upon this site.

RET4 – This policy pertains to retailing within town centres and ensuring that shops are predominantly ground floor use. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET5 – This policy is concerned with the re-use and redevelopment of vacant shops for non-town centre uses within town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET6 – This policy relates to the directing of amusement centres and hot food carry out uses to the peripheral areas of town centres. Given that this site is not located within a town centre it can be concluded that this policy will have no adverse impacts upon this site.

RET7 – This policy is concerned with the planning strategy for Ayr town centre and is therefore site specific to that area. As such this policy will have no adverse impacts upon this site.

RET8 – This policy is concerned with safeguarding local retail provision serving local communities within villages and at neighbourhood centres. This SAC is not located within a settlement and therefore this policy will have no adverse impacts upon this site.

RET9 – This policy considers extensions to out of centre retail stores. The description 'out of centre' confirms that the policy is referring to retail stores outwith town centres but still within settlements. Given that this site is not within a settlement it is concluded that this policy will have no adverse impacts upon this site. Given the nature of extensions to stores it is further concluded that this would not compromise the conservation objectives of this site.

RET10 – Relates to proposals for retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11 – This policy relates to proposals for food retail development at the Heathfield Retail Park. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11A – This policy designates a site for retail development within the Heathfield area. This policy is site specific to that area. This policy will therefore have no adverse impacts upon this site.

RET11B – This policy allocates a site for retail purposes within Heathfield. This policy is site specific to that area and will result in no adverse impacts upon this site.

RET12 – This policy relates to the possibility of garden centres/horticultural retail being located within the rural protection area and rural diversification area. This policy has a likely significant effect upon this site.

RET13 – This policy relates to the circumstances under which retail development outwith settlements may be considered to be acceptable. The policy does not refer to any environmental factors which should be taken into consideration in the determination of any such proposals. This policy therefore has a likely significant effect upon this site.

TOUR1 – This policy supports proposals to provide or improve tourist and leisure facilities. Given that this policy does not restrict such proposals to certain areas then it is possible that this policy has a likely significant effect upon this site.

TOUR2 – This policy relates to proposals for new tourist accommodation. The policy does not set out the location for proposals for new development. Therefore this policy has a likely significant effect upon this site.

TOUR3 – This policy relates to the retention and improvement of existing significant leisure, recreation and tourist facilities. No such facilities are located within this SAC. As such this policy will have no adverse impacts upon this site.

TOUR4 – This policy seeks to safeguard existing golf courses and encourages their development and improvement. This could also be interpreted as encouraging the development of new golf courses. Given that no specific sites are detailed it is concluded that this policy has a likely significant effect upon this site.

TOUR5 – This policy is concerned with new commercial and leisure developments within town centres and other settlements. This site is not located within a settlement. As such this policy will have no adverse impacts upon this site.

RE1 – This policy sets out the criteria within which farm diversification may be considered to be acceptable. Although it appears that there are no farms located within the boundaries of this SPA, it is concluded that this policy may have a significant impact upon this site.

RE2 – This policy relates to rural accommodation in conjunction with rural businesses and sets out the circumstances under which temporary and permanent accommodation may be considered to be acceptable where onsite accommodation is essential to the operations of the business. This policy has a likely significant effect upon this site.

RE3 – This policy relates to the sterilisation of known mineral deposits through development proposals. It is concluded that it would be the development proposals and not the fact that there were known mineral deposits upon a site which would have the potential to significantly affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE4 – The purpose of this policy is to ensure that no outline applications are submitted for proposals for mineral extraction operations. The Council needs to be aware from the outset of the level of proposed works to be carried out. It is concluded that it would be proposals for the works themselves and not the type of application that was submitted which would have a potentially significant impact upon the conservation objectives of a site. It is therefore concluded that this policy will have no adverse impacts upon this site.

RE5 – This policy sets out the criteria against which proposals for the winning and working of minerals will be judged. This policy has a likely significant effect upon this site.

RE6 – This policy sets out the criteria against which proposals for the winning and working of coal by opencast method will be judged. Although there are some safeguards within the policy

it has been concluded that it would be more appropriate to demonstrate this through a more detailed level of assessment.

RE7 – This policy is concerned with extensions to active mineral extraction workings. There are no active mineral extraction workings within the boundaries of this site. This policy will therefore have no adverse impacts upon this site.

RE8 – This policy is concerned with the restoration of mineral extraction sites. It is concluded that it would be the original mineral extraction works and not the restoration of the site which had the potential to significantly impact upon the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

RE9 – This policy relates to forestry proposals and ensuring that they are sympathetic to the environment, nature and wildlife interests. The policy ensures that environmental, nature and wildlife interests are taken into account. However to ensure that this policy has no adverse impacts upon this site it is considered appropriate to conduct a more detailed level of assessment.

Chapter 3 – The Environment

Section 1 – Natural Environment

“The environmental objectives of the Plan are:

- To conserve the character, appearance and general amenity of towns and villages by seeking to ensure a high standard of design for new developments, by maintaining areas of valuable open space and landscape quality and by protecting and enhancing areas of townscape value including conservation areas and listed buildings.
- To preserve the landscape character generally and provide a setting for settlements; in particular to ensure the integrity of the landscape and environment of the Scenic Coast and Areas are maintained and enhanced.
- To protect, maintain and improve the amenity, natural heritage and recreational value of open space and the countryside generally, and in particular to protect and enhance sites of scientific interest, wildlife sites, habitats of value, good quality agricultural land and South Ayrshire’s archaeological heritage.”

ENV1 – This policy is of direct relevance to the appropriate assessment and provides one of the policies which could be used to ensure that SPA’s and SAC are protected. It states that:

“There will be a strong presumption in favour of protecting all existing or proposed:

- h) Special Areas of Conservation (SAC) and Special Protection Areas (SPA) unless there are imperative reasons of over-riding public interest and there is no alternative solution; and
- i) Sites of Special Scientific Interest unless any adverse effects are outweighed by social or economic benefits of national importance.”

This policy clearly implements the provisions of Article 6 of the Habitats Directive as it uses the same wording where it states, “unless there are imperative reasons of over-riding public interest”. This policy therefore provides SPA’s and SAC within South Ayrshire with the necessary protection required in compliance with the provisions of the Habitats Directive. This policy will therefore have a positive impact upon this site.

ENV2 – This policy has a direct relevance to this site as the site is known to contain otter (*Lutra lutra*) which is a species protected under the EC Habitats Directive. The policy reads:

“The Council will presume in favour of safeguarding the integrity of the following sites of local natural heritage value:

- a) Local nature reserves; and
- b) Sites containing species protected by the Habitats Directive, Wildlife and Countryside Act 1981 or the Badgers Act 1992; and
- c) Wildlife sites and provisional wildlife sites; and
- d) Ornithological sites”

This policy will therefore presume in favour of safeguarding the Merrick Kells SAC and as such will have a positive impact upon the conservation objectives of the site.

ENV3 – This policy seeks to ensure that development proposals have regard to safeguarding features of nature conservation value in accordance with the Wildlife Strategy of the Plan. The Wildlife Strategy “seeks to ensure the most effective use of resources in terms of “on the ground” action to: protect and promote the proper management of sites of nature conservation importance...” The strategy specifically mentions the four Natura 2000 sites within South Ayrshire. This policy therefore seeks to protect this site and will therefore result in a positive impact upon the conservation objectives of this site.

ENV4 – This policy relates to development proposals which assist in the promotion/interpretation of natural resources for educational or recreational purposes. Development proposals which are in accordance with this policy would seek to capitalise upon the features of nature conservation. Therefore any adverse impact upon these features would compromise the function of the proposals. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV5 – This policy is concerned with the protection of recreational green spaces. No recreational green spaces are in a position where they could potentially affect the conservation objectives of this site. Additionally the policy prescribes to the protection of such sites from development and would therefore have no adverse impacts upon this site in the first instance.

ENV6 – This policy relates to the safeguarding of sports fields, pitches, greens and other open air facilities as identified on the proposals map. This is a safeguarding policy to facilities which are already in existence. This policy will therefore have no adverse impacts upon this site.

PROPOSAL1 – Allocates land for the expansion of sports pitches in Troon. This proposal is site specific to that area. This proposal will therefore have no adverse impacts upon this site.

ENV7 – This policy relates to the protection of the banks of the River Ayr and River Doon. This policy is site specific to these areas. This policy will therefore have no adverse impacts upon this site.

ENV8 – This policy prescribes to development within the scenic area, which covers this SAC, and the circumstances within which development may be considered acceptable. One of the criteria which would be used in the consideration of any development proposals is “The significance of impacts and cumulative impacts on the environment, particularly landscape and visual impacts...”. Therefore this policy does allow some scope for development although environmental factors require to be taken into consideration. However it is concluded that this policy requires a more detailed level of assessment into its potential impact upon this site.

ENV9 – This policy is concerned with protecting the foreshore from inappropriate development and directing development proposals to the most suitable locations along the coast. This site is located approximately 14 miles inland. This policy will therefore have no adverse impacts upon this site.

ENV10 – This policy refers to the safeguarding of historic gardens and designed landscapes. None of the identified sites are in a location where they could impact upon this site. This policy will therefore have no adverse impacts upon this site.

ENV11 – This policy supports tree and woodland planting schemes which will improve the landscape and provide ecological benefits. Given that no specific locations are identified for such schemes it is concluded that this policy has a likely significant effect upon this site.

ENV12 – This policy is concerned with development proposals involving loss of, or works to, trees in terms of their impacts upon the locality. It is concluded that it would be the development proposals themselves and not the subsequent works to trees which would have a potential impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

ENV13 – This policy relates to the protection of prime quality agricultural land. This site does not include any prime quality agricultural land. This policy will therefore have no adverse impacts upon this site.

Section 2 – Built Heritage, Design and Conservation

BE1 – This policy sets out the design criteria against which proposals for new developments will be assessed. It would be the development itself and not how it was designed which would have the potential to significantly affect the conservation objectives of this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

BE2 – This policy is concerned with the protection of listed buildings and their settings. There are no listed buildings located within this site. This policy will have no adverse impacts upon this site.

BE3 – This policy relates to the protection of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE4 – This policy relates to the upgrading and enhancement of conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

BE5 – This policy relates to the standard of development within conservation areas. No conservation areas are located within this site. This policy will therefore have no adverse impacts upon this site.

PROPOSAL2 – Relates to the possible designations of conservation areas at Troon, Southwoods, Barrhill, Tarbolton, Ayr, Maybole and Crosshill. This policy will have no adverse impacts upon this site.

BE6 – This policy seeks to protect scheduled ancient monuments and archaeological sites and encourages sympathetic proposals for their promotion for educational or recreational purposes. There are no scheduled ancient monuments or archaeological trigger zones within this site. This policy will therefore have no adverse impacts upon this site.

BE7 – This policy relates to development proposals upon sites known or considered likely to contain archaeological resources. Where development proposals are considered to outweigh the benefits of preserving the site for archaeological purposes this policy ensures that provisions are made by the developer for the proper excavation and recording of possible remains. Given that there are no archaeological trigger zones located within this site it is concluded that this policy will have no adverse impacts upon the conservation objectives of the site.

BE8 – This policy relates to alternative uses of country estate properties. The closest identified property is at Barrhill – a distance of over 10 miles away from this site. It is concluded that this policy will therefore have no adverse impacts upon this site.

4. Housing

H1 – This policy relates to the maintenance of an effective five-year supply of land for housing. The policy also prescribes to encouraging development on brownfield sites, in preference to greenfield sites. The Plan has identified all of the housing sites required to maintain an effective five-year supply of land. No sites are located in a position where their development could potentially impact upon this site. This policy will therefore have no adverse impacts upon this site.

H2A – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. Taking into consideration the volume of houses being proposed and the location of the identified sites it is concluded that this policy will have no adverse impacts upon this site.

H2B – This policy identifies potential sites for residential development. This policy is therefore site specific to the identified sites. The closest of the sites identified is 10 miles away within Barrhill. It is therefore concluded that his policy will have no adverse impacts upon this site.

H3A – This policy relates to the release of greenfield land at North East Troon for residential development. This policy is site specific to an area of north east Troon. This policy will therefore have no adverse impacts upon this site.

H3B – This policy is concerned with the allocation of a housing site at Greenan to the south of Ayr. The proposed housing lies just less than 20 miles to the north west of this site. This policy will therefore have no impact upon this site.

H4 – This policy relates to proposals for development other than housing on land identified as being suitable for housing within the Plan. No such sites will have an impact upon this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

H5 – This policy relates to the standards required to be met by proposals for new housing developments. It is concluded that it would be the proposal for a housing development and not the standards required to be met by the proposals which would impact upon the site. The policies against which this proposal would be considered would therefore ensure that the development proposals did not affect the conservation objectives of the site. This policy will therefore have no adverse impacts upon this site.

H6 – Relates to residential development criteria within settlements. This site is not located within a settlement. This policy will therefore have no adverse impacts upon this site.

H7 – This policy seeks to protect the residential character and amenity of areas predominantly in residential use. No part of this site is predominantly in residential use. This policy will therefore have no adverse impacts upon this site.

H8 – This policy relates to proposals for residential development within the rural diversification area. This site is located within the rural diversification area. This policy therefore has a likely significant effect upon this site.

H9 – This policy is concerned with the conversion and reuse of redundant buildings of traditional/vernacular character within the countryside. There are no buildings located within the boundaries of the site. This policy will therefore have no adverse impacts upon this site.

H10 – This policy is concerned with extensions to existing dwellinghouses within the countryside. Given that there are no existing dwellinghouses located within this SAC it is concluded that this policy will have no adverse impacts upon this site.

H11 – This policy relates to the replacement of existing dwellings within the countryside. Given that there are no existing dwellinghouses located within this site it is concluded that this policy will have no adverse impacts upon this site.

H12 – This policy pertains to the protection of agricultural land and the countryside setting of properties located within the Rural Protection Area and the Greenbelt. This site is not located

within the boundaries of the RPA or Greenbelt. As such this policy will have no adverse impacts upon this site.

H13 – This policy is concerned with the provision of affordable housing within new housing sites. This policy would only bear relevance if a housing site were to be allocated within this SAC. If this were the case then the contribution of affordable housing on the site would have no adverse impacts upon the site. The policy which identified the site as being suitable for housing would be the policy which would have a significant effect upon the conservation objectives of the site (this assessment would however ensure that such a policy was removed). This policy will therefore have no adverse impacts upon this site.

H16 – This policy relates to proposals for special needs housing within settlements. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H17 – This policy relates to housing within town centres. This site is not located within a settlement. It is therefore concluded that this policy will have no adverse impacts upon this site.

H18 – This policy is concerned with proposals relating to residential caravans and non-permanent dwellings. It states that any such proposals will be dealt with through the application of the general housing policies and/or tourism policies. It is therefore concluded that this policy will have no adverse impacts upon this site as it simply directs proposals for residential caravans and non-permanent dwellings to the general housing and/or tourism policies, which would in turn ensure that there were no adverse effects upon this site.

H19 – This policy relates to Houses In Multiple Occupation. There are no residential properties located within this site and therefore it is concluded that this policy will have no adverse impacts upon this site.

5. Public Services and Utilities

SERV1 – This policy pertains to the upgrading of infrastructure services within South Ayrshire. This policy has a likely significant effect upon this site.

SERV2 – This policy refers to good practice in terms of energy conservation for new development proposals. It is concluded that it would be the development proposals and not the methods used to achieve good practice in energy conservation that would have a significant impact upon this site. This policy will therefore have no adverse impacts upon this site.

SERV3 – This policy is concerned with proposals for renewable energy production developments. Under the provisions of this policy such proposals are required to undertake an Environmental Impact Assessment in order to demonstrate that the proposals are acceptable in terms of environmental, infrastructure and community impacts. If a proposal of this nature were to be submitted within the boundaries of this SAC it is highly likely that the outcome of the EIA would demonstrate that such proposals were not acceptable in terms of environmental impacts within this site. However this can only be fully demonstrated at project level. In order to avoid any doubt it is considered appropriate to conclude that this development has a likely significant effect upon this site.

SERV4 – This policy is concerned with identifying and implementing appropriate solutions to any problems which may arise on the transport network. There are no roads or railway lines which pass through this site. The closest recognised road is approximately 3 miles away from this site. This policy will therefore have no adverse impacts upon this site.

SERV5 – This policy pertains to land uses that generate high-density travel demands and ensuring that such proposals are supported by green transport plans. The policy seeks to ensure that such developments are easily accessible. The accessibility arrangements for new developments are not considered to have an impact upon this site. It would be the

development itself and not the subsequent need to address the accessibility arrangements which would create the initial problem. Therefore the policies against which the actual development was assessed would ensure that there were no adverse impacts upon the conservation objectives of this site. No infrastructure would be required if the development proposal was not given consent. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL3 – Relates to two specific road improvement schemes within Ayr and Alloway. This policy is site specific to these sites. It is therefore concluded that this policy will have no adverse impacts upon this site.

RECOMMENDATION1 – This strongly advocates that the A77 trunk road improvements, including the Whitletts Roundabout and the provision of a bypass route for Maybole should be treated as a priority by the relevant implementing agency. The A77 is located approximately 15 miles to the west of this site. This policy will therefore have no adverse impacts upon this site.

SERV6 – This policy relates to the expansion of the public transport network and the provision of a rail halt facility at two specific locations, none of which affect this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV7 – This policy is concerned with retaining land which is being used for public transport uses. No such land exists within this site. This policy will have no adverse impacts upon this site.

SERV8 – This policy relates to the provision, improvement and protection of footpaths and cycleways within South Ayrshire and their inclusion within new or redevelopment schemes. There are no recognised footpaths or cycleways within the boundaries of this site. This policy will therefore have no adverse impacts upon this site.

SERV9 – This policy seeks to protect disused railway lines, riverside walkways and recognised rights of way. The policy is seeking to protect. It is therefore concluded that this policy will have no adverse impacts upon this site.

PROPOSAL4 – Relates to the development of the strategic cycle path. The strategic cycle network is located at a distance of over 2 miles from the closest point of this site. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV10 – This policy relates to the provision of car parking facilities in relation to the role of a development. It is concluded that it would be the development itself and not the provision of car parking facilities which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon the conservation objectives of this site.

SERV11 – This policy relates to the safeguarding of existing car parking facilities. No car parking facilities exist within this site. This policy will therefore have no adverse impacts upon this site.

SERV12 – This policy relates to freight transport and proposals for new freight handling facilities which reduce the need for road-based transportation. Given that this policy seeks to reduce road based transportation it is concluded that it will have no adverse impacts upon the conservation objectives of this site.

SERV13 – This policy relates to the directing of roadside facilities to existing settlements, specifically town centres. This site is not located within a town centre or within close proximity of any main transport routes. This policy will have no adverse impacts upon this site.

SERV14 – This policy refers to the establishment of a waste transfer facility at two specific locations. This policy is site specific to these areas. The closest site is at Girvan Mains,

approximately 14 miles to the west of this site. This policy will therefore have no adverse impacts upon this site.

SERV15 – This policy relates to proposals for additional waste management or disposal facilities although does not identify a specific location for its siting. This policy therefore has a likely significant effect upon this site.

SERV16 – This policy is concerned with development proposals on land considered to be at risk of flooding by the Council. Ensuring that new developments are not located in a position where they are at a risk of flooding is not considered to be an issue which could affect the conservation objectives of this site. It would be the development itself which could compromise these objectives. The policies against which a proposed development on this site would be considered would ensure that the conservation objectives of this site were not compromised. It is therefore concluded that this policy will have no adverse impacts upon this site.

SERV17 – This policy relates to the siting of telecommunications developments. No specific locations are identified as being the most suitable locations. As such the policy has a likely significant effect upon this site.

SERV18 – This policy seeks to retain existing educational and community facilities and supports proposals for the development of new facilities. No specific locations are identified for new facilities and it is therefore concluded that this policy has a likely significant effect upon this site.

6. Implementation

IMP1 – This policy is concerned with planning applications and ensuring that they contain provisions for the infrastructure consequences of the proposed developments. If development proposals were submitted for development upon this site it is concluded that it would be the development itself and not the provision of infrastructure which could affect the conservation objectives of this site. The policies against which a proposed development on this site would be considered would ensure that these objectives were not compromised.

IMP2 – This policy relates to enforcement action where planning controls are breached. The breaching of planning controls and subsequent enforcement action is not considered to be an issue which could compromise the conservation objectives of this site.

Kirkcowan Flow

Conservation objectives for Kirkcowan Flow Special Area of Conservation

- To avoid deterioration of the qualifying habitats (listed below) thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and
- To ensure for the qualifying habitats that the following are maintained in the long term:
 - Extent of the habitat on site
 - Distribution of the habitat within site
 - Structure and function of the habitat
 - Processes supporting the habitat
 - Distribution of typical species of the habitat
 - Viability of typical species as components of the habitat
 - No significant disturbance of typical species of the habitat

Qualifying Habitats:

- Blanket bog*
- Depressions on peat substrates

*Indicates priority habitat

Site Overview

The site is located within Dumfries and Galloway and is situated approximately 1.5 miles south of the South Ayrshire Council boundary. The site extends to approximately 777ha. The priority feature for which the site is recognised is blanket bogs which make up approximately 88% of the site. The core of the site displays a mixture of partially patterned watershed bog and extensive flushed slopes.

Potential Impact from the provisions of the FSALP

As stated above there are only a small number of policies which have the potential to impact upon the conservation objectives of this site given that it is not located within the South Ayrshire Council boundary. This was confirmed after a brief initial assessment.

There are no roads or rail lines, which directly connect the site with South Ayrshire and therefore issues regarding the upgrading of these networks, could be discarded from the outset. The focus of the assessment was on developments which could take place within the South Ayrshire Council boundary which have the potential to impact upon the site.

Some of the policies that could potentially impact upon the site are STRAT4, RET12, RET13, H8 and SERV3. However it is extremely unlikely that any development would be permitted along the southern boundary of South Ayrshire given the terrain of this area and the fact that it would be development in such a remote location. Due to its remoteness it is unlikely that there would be any commercial development in the area. The only types of development would be small scale, without the potential to impact upon the Kirkcowan Flow SAC.

It is therefore concluded that given the distance of this site from the South Ayrshire Council boundary (approx 1.5 miles), the remoteness of this part of South Ayrshire, the terrain of the land and the likely scale of any proposed developments within this area, that the South Ayrshire Local Plan will result in no adverse impacts upon the conservation objectives of Kirkcowan Flow Special Area of Conservation.

River Bladnoch

Conservation Objectives for River Bladnoch Special Area of Conservation

- To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and
- To ensure for the qualifying species that the following are maintained in the long term:
 - Population of the species, including range of generic types, as a viable component of the site
 - Distribution of the species within the site
 - Distribution and extent of habitats supporting the species
 - Structure, function and supporting processes of habitats supporting the species
 - No significant disturbance of the species

Qualifying Species:

- Atlantic Salmon

Site Overview

The river lies at a distance of approximately ½ mile at the nearest point to the South Ayrshire Council boundary and is located within Dumfries and Galloway. The river comprises of several small branches and eventually leaves Dumfries and Galloway at Wigtown bay in the south.

Potential Impact from the provisions of the FSALP

There are no policies within the Plan which will undoubtedly have an impact upon the River Bladnoch Special Area of Conservation. However it is possible, given that part of the river starts from within the boundary of South Ayrshire, that there may be some adverse effects as a result of developments within South Ayrshire. However such developments would require 'discharge consent' from the Scottish Environmental Protection Agency (SEPA).

Therefore although the planning system can approve developments, this approval may be worthless without the approval of a discharge consent from SEPA. As such it is clear that the planning system is not the most appropriate legislative tool to deal with discharge into rivers. This is the responsibility of SEPA.

Discharge into rivers and pollution control in general is not within the remit of the planning system and cannot therefore be actively controlled through the provisions of a development plan.

Appendix 2

Detailed Assessment

This section sets out the second and more detailed stage of the assessment process. The tables within this section identify those policies which were not filtered out at the initial assessment stage and were therefore deemed to have the potential to impact upon the Natura 2000 sites. Each of these policies is considered within the context of the Plan as a whole within this section and a determination made as to whether or not the policy could have an adverse impact upon any of the Natura 2000 sites within South Ayrshire.

**Ailsa Craig
Table V**

Policy	Potential development issue	Safeguards within the policy	Policy protection	Sensitivity	Conclusion	Overall conclusion
FE1	Establishment of an educational facility upon the site.	The policy requires the environmental objectives of the Plan to be taken into account. One objective is to protect 'habitats of value'. Ailsa Craig is undoubtedly a 'habitat of value' given the volume and range of birdlife it supports.	STRAT1, STRAT5, ENV1	- Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & or water pollution. (Particular concern would be to the sea, which contains the majority of food source for SPA sp.)	Given that there are no inhabitants of the island, no recognised roads or footpaths, limited infrastructure and the topography of the site being unsuitable for the siting of such a facility it is concluded that this policy will have no adverse impacts upon this site. Additionally ENV1 and STRAT5 would protect the site from such development proposals.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
IND5	Industrial, business and associated development upon the site.	An additional note within the policy prescribes to weighing up benefits to the local economy against any environmental costs, particularly where the environmental objectives of the Plan may be compromised.	STRAT5, ENV1	- Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.)	One of the environmental objectives of the Plan includes protecting "natural heritage" as well as "habitats of value". Any industrial development which would compromise this would not be looked favourably upon. In addition there are no inhabitants on the island, no suitable port for industrial scale transportation of goods and the topography of the island is unsuitable for the siting of such a facility.	This policy will have no adverse impacts upon the site in view of the site's conservation objectives.
PORT2	The development of port/harbour facilities at Girvan for recreational and tourism uses.	The policy prescribes to 'sensitive development'.	STRAT5, ENV1	- Potential during construction and or operational phase to cause land, air & water pollution.	The purpose of this policy is to allow for some small-scale development at smaller harbours for leisure and recreation uses. This type of development will have no adverse impacts upon this site. The nearest port is located at Girvan (over 9 miles away) where its development would have no adverse impacts upon this site. Additionally if this involved trips to the island a permit is required. Priority is normally given to recognised ornithological or wildlife groups with an interest in and respect for the natural and built heritage of the island. Day-trippers have generally been discouraged.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RET13	Retail development upon	None	STRAT5,	- Disturbance both in terms of breeding	There is a castle on the site although it	This policy will have

	the site.		ENV1	<p>& feeding</p> <ul style="list-style-type: none"> - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	is not substantially intact. The only other buildings upon the site are a small, disused cottage and those which form the lighthouse complex which have an obvious function. Therefore there are no buildings upon the site suitable for reuse as a retail facility. In addition there are no inhabitants of the island and therefore no market for the siting of a retail facility upon the site.	no adverse impacts upon this site in view of the site's conservation objectives.
TOUR1	The siting of tourist and/or leisure facilities upon the site.	None	STRAT1, STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	Through cross-referencing this policy with other policies in the Plan it is clear that the siting of tourist and/or leisure facilities upon the site would be contrary to the aims and objectives of the Plan as a whole as it would not be within one of the main settlements and therefore not maximising the efficient use of infrastructure, not representing sustainable economic growth as well as increasing the need to travel. Additionally, given the infrastructure requirements, the fact that there are no roads and no inhabitants of the island it is concluded that the site is not suitable for the siting of such a facility. The provisions of policies STRAT5, ENV1 and ENV9 would also protect the site from such development proposals.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
TOUR2	Tourist accommodation upon the site.	None	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	Any proposals for the siting of tourist accommodation upon this site would be contrary to the provisions of the policy itself. It is stated that such development would only be permitted subject to: "c) The proposal does not represent isolated or sporadic development. " Taking into account that there are no residential properties upon the site and that it is an island located 10 miles off the mainland then it is clear that such a proposals would not meet this criterion. In addition any development upon this site would compromise the provisions of ENV9 and the Coastal Strategy.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

TOUR4	Golf course development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution 	The siting of a golf course upon this site would be contrary to the aims and objectives of the Plan as a whole as it would increase the need to travel and it would not maximise the efficient use of infrastructure. A golf course would also require extensive works, associated facilities and onsite accommodation. This would compromise the natural heritage features of the site and would be contrary to STRAT5 and ENV1. In addition the siting of a golf course upon this site would not be acceptable due to the remoteness of the island and the fact that there are no public transport links. This policy will therefore have no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE2	Temporary onsite residential accommodation in conjunction with a rural based business.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	Proposals for a rural based business would be considered against the relevant policies (STRAT5, ENV1). If the business was deemed acceptable and onsite accommodation was essential for the operation of that business the accommodation would form an integral part of the assessment of the business. Nevertheless the accommodation would also be judged against the criteria set out within STRAT5 and ENV1 ensuring that the site was afforded the necessary protection. In addition there are no businesses located upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE5	The potential extraction of minerals from the site.	None	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	Ailsa Craig has a history of mineral extraction due to the high quantity of granite on the island. It is therefore possible that there will be proposals for mineral extraction within the Plan period. A local company has exclusive rights to extract granite from the island. If a proposal to extract minerals came forward which required planning permission the Council would be required to ensure that the natural heritage resources of the site are	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

					safeguarded in conjunction with STRAT5. ENV1 and ENV9 would also ensure that there was a presumption in favour of protecting the site from any adverse development proposals.	
RE7	This policy is concerned with extensions to active mineral extraction workings.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	There are currently no active mineral extraction workings upon the island. This policy will therefore have no adverse impacts upon the site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE9	Commercial Forestry	The policy ensures that proposals for commercial forestry accord with the Council's Forestry Strategy.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) - Potential to alter water and land pH levels (increasing acidity) altering flora & fauna - potential to damage flora and fauna from fertilizer, insecticide, pesticide 	The planting of woodlands and forests does not require planning permission. However the Council are consulted by the Forestry Commission on any proposals for new planting schemes and license to fell. During this consultation the Council seek to ensure that proposals are sympathetic to the environment, nature and wildlife interests. However development plan policies become relevant in certain circumstances. One such circumstance would be when natural heritage designations are affected. In such circumstances STRAT5 and ENV1 would be used to protect the site. This policy represents a positive impact on an issue which otherwise does not fall within the remit of planning legislation.	This policy aims to protect features of the natural environment from forestry proposals. Although forestry falls outwith the scope of 'development' this policy aims to ensure that no features of the environment are compromised by such proposals. Although forestry proposals may impact upon the site the Plan ensures that environmental factors are given the necessary attention.

ENV4	The development of a facility upon the site which directly assists in the promotion/interpretation of the sites natural resources for educational or recreational purposes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	This policy is designed to promote greater awareness and understanding of wildlife within South Ayrshire. It would be in the interests of any proposals to capitalise upon the nature conservation features of this site for educational or recreational purposes to ensure that these features are protected from any adverse impacts which would compromise the function of the facility itself. STRAT5 would ensure that the natural heritage resources of the site are protected and ENV1 would ensure that there were no adverse impacts upon the site. In addition access to the site is restricted to private boat. In order to step onto the island a permit must be sanctioned by the landowner.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
ENV9	A range of developments may be considered to be acceptable within the wider coastal area.	The policy requires proposals for development within the wider coastal area to accord with the principles of the Coastal Strategy.	STRAT5, ENV1	<p>Mainland</p> <ul style="list-style-type: none"> - Potential during construction and or operational phase to cause land, air & water pollution Ailsa Craig - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	The Coastal Strategy identifies this area of South Ayrshire as 'Islands'. The only type of activity encouraged within these areas is in relation to their special management and protection. This policy therefore has the potential to positively impact upon the conservation objectives of this site due to the requirements of the Coastal Strategy.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
ENV11	Tree planting schemes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of 	This policy aims to promote tree-planting schemes which "Improve the landscape and provide ecological benefits". If a proposal for such a scheme was to negatively impact upon this site then it would inevitably not be providing ecological benefits. Therefore any proposal for tree planting schemes which complied with this policy would	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				<p>food source for SPA sp.)</p> <ul style="list-style-type: none"> - Potential to alter water and land pH levels (increasing acidity) altering flora & fauna - potential to damage flora and fauna from fertilizer, insecticide, pesticide 	<p>have no adverse impacts upon the conservation objectives of this site.</p>	
BE2	<p>The reuse of the two listed buildings upon the site.</p>	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	<p>The two listed buildings on the island are the lighthouse which has an obvious function and the remains of an old castle. The lighthouse can be ruled out as it is still in operation. The Castle is ruinous and rebuilding of the structure would require consideration also in terms of an end use. BE2 also requires the setting of the building to be protected, thereby ensuring the protection of the SPA from development/disturbance.</p>	<p>This policy will have no adverse impacts upon this site in view of the site's conservation objectives.</p>
BE6	<p>The encouragement of proposals for the promotion of scheduled ancient monuments and archaeological sites for educational or recreational purposes.</p>	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	<p>Policy ENV1 ensures that this site is protected from potentially adverse effects. Any proposals to use the site for educational purposes would be required to conform to the provisions of this policy. STRAT5 also protects the site as it is a recognised site of natural heritage value.</p>	<p>This policy will have no adverse impacts upon this site in view of the site's conservation objectives.</p>
BE7	<p>The potential excavation of archaeological trigger zones within the site in light of a development proposal.</p>	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding 	<p>Whilst the excavation of the site has the potential to disturb the conservation features of the site it would be as a consequence of the proposal for the original development which would instigate the need to excavate the site. It is therefore concluded that the development proposal would be responsible for potentially impacting upon the conservation objectives of the site and not the subsequent excavation of the site. The policies against which the original development was judged which are detailed within this assessment would ensure that there</p>	<p>This policy has the potential to impact upon this site on its own. However the policy relates excavation being required as a result of development proposals. It would be the development proposals which would be responsible for impacting upon the site. This policy will therefore have no</p>

					were no adverse impacts upon the conservation objectives of the site.	adverse impacts upon this site in view of the site's conservation objectives.
H9	Conversion of redundant buildings upon the island for residential purposes.	None	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water pollution (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	There are some old miner's cottages located on the eastern side of the island which could theoretically be converted for residential purposes. However this is unlikely given that the island is only accessible via boat. Conversion of existing buildings for residential purposes would be unlikely to compromise the conservation objectives of the site. In addition STRAT5, ENV1 and ENV9 afford the site protection from developments which would adversely impact upon valued features of the natural heritage.	Although the conversion of residential buildings upon the site could occur the necessary policies are in place to ensure that there will be no adverse impacts upon the site's conservation objectives.
SERV1	The site could potentially be disturbed through the upgrading of infrastructure.	The upgrading of infrastructure is required to be in accordance with the aims and objectives of the Plan.	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	One of the aims of the Plan is to "conserve and enhance valued resources of the natural and built environments". Therefore any upgrading of infrastructure would be required to ensure that the valued features of nature conservation upon the island were protected.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV3	Potential for renewable energy production developments to impact upon the site.	The policy requires an EIA to be undertaken in order to demonstrate that such developments are acceptable in terms of environmental, infrastructure and community impacts.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas & important fauna, - Alteration to land drainage system which could adversely affect existing water systems - Potential during construction to cause air, land & / or water pollution. (Particular concern would be to the sea, which contains the majority of food source for SPA sp.) - Turbines on flight paths and on feeding sites therefore risk of death to bird's incl. SPA qualifying sp. by blades. Due 	The undertaking of an EIA would ensure that any potentially adverse effects from a development were mitigated from the outset. This ensures that there will be no adverse effects in terms of the environmental aspects of the site.	It is concluded that this policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				to the number of birds concentrated into such a small area deaths / injury could be considerable.		
SERV8	Implementation of footpaths or cycle ways upon the island.	None	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system - Potential during construction to cause land & / or water pollution 	It is fair to say that a cycle route would not be established upon the island given the terrain of the island and the fact that there is no public access to the island. The implementation of footpaths is more realistic. However the purpose of footpaths would be to allow for a safe and intended route through the island. In addition policies ENV1 and STRAT5 would ensure that there were no adverse impacts upon the natural heritage resources upon the island.	It is concluded that this policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV15	Potential for the siting of a waste management or disposal facility upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be to the sea which contains the majority of food source for SPA sp.) 	Given that there are no inhabitants of the island, the nearest settlement is approximately 10 miles east of the island and that there are no facilities which require waste treatment upon the site it is concluded that such a facility would not be located upon the site. One of the criterion used within the policy for the siting of such a facility is the "site's proximity to the source of waste". Any proposals for the siting of a waste management facility upon this site would fail this test.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV17	Telecommunications development upon the site.	None	STRAT5, ENV1, ENV9	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be the to the sea which contains the majority of food source for SPA sp.) 	Proposals for telecommunications development such as masts could potentially come forward for this site. However given that there are no inhabitants on the island the prospects of this happening is extremely unlikely when considering the viability of such a scheme. Given the sensitivity of the island such applications would normally result in refusal. Proposals would also be weighed up against ENV1, ENV9 and STRAT5 ensuring the protection of the site.	Proposals for telecommunications development on the site would normally be discouraged from the outset. STRAT5, and ENV1 would ensure that no such development would take place upon this site which could adversely impact upon the natural heritage resources of the site. This policy will therefore have no

						adverse impacts upon this site in view of the site's conservation objectives.
SERV18	The siting of educational or community facilities upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance both in terms of breeding & feeding - Potential loss of habitat (most of the SPA species nest on cliff and shingle beech area) - Potential during construction and or operational phase to cause land, air & water (particular concern would be the to the sea which contains the majority of food source for SPA sp.) 	Policy NOTE2 of this policy states that where no alternative site can be found within a settlement favourable consideration will be given to the siting of community facilities outwith, but still adjacent to, a settlement. This site is clearly not adjacent to a settlement as it is approximately 9 miles offshore.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

**Glen App & Galloway Moors
Table VI**

Policy	Potential development issue	Safeguards within the policy	Policy protection	Sensitivity	Conclusion	Overall conclusion
STRAT4	A range of developments considered suitable within the Rural Diversification Area.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry - Potential during construction and or operational phase to cause land, air & or water pollution. - If wind farm development – turbines on flight paths and on feeding sites therefore risk of death to birds incl. SPA qualifying sp. by blades 	This policy sets out the criteria against which development proposals in the RDA are assessed. Four criteria are set out, one of which must be met in order to justify development within the Rural Diversification Area. If a proposal was compliant with this policy it will then be assessed against a range of other relevant policies which also form part of this assessment. The relevant policies would therefore ensure that there were no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
FE1	Establishment of an educational facility upon the site.	The policy requires the Plan's environmental objectives to be taken into account. One objective is to protect 'habitats of value', ensuring the protection of SPAs. SPAs are recognised for the species that they support. The protection of their habitats ensures the protection of the species.	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phases to cause land air & / or water pollution. 	Taking into account the range of policies, including the overarching STRAT1 which directs development proposals to defined settlements and STRAT5 which protects natural heritage resources and the suitability of the site for accommodating such a facility it is concluded that this policy will have no adverse impacts upon this site. The remoteness of the site makes it highly unlikely to be a suitable location for the establishment of a new educational facility. In addition proposals for such a facility in compliance with this policy would not compromise this site, as the policy requires the protection of 'habitats of value'.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
IND2	Identifying the site as being suitable for industrial purposes.	None	STRAT1, STRAT5, ENV1.	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying 	The Council has already identified specific sites for industrial purposes as indicated in the Plan's Industrial Strategy. There is sufficient marketable	Through cross-referencing with the aims, objectives and policies of the Plan it

				<p>species, could lead to reduced population and distribution of the SPA species within area; and key flora</p> <ul style="list-style-type: none"> - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phases to cause land, air & / or water pollution. 	<p>industrial land on identified sites to allow for development within the Plan period. The topography of the site makes it unsuitable for the siting of industrial premises. New access and infrastructure would be required which would be contrary to the provisions of STRAT5. Industrial sites are generally located around the 5 main settlements – the nearest of which is Girvan at a distance of approximately 10 miles. The site is also protected through the provisions of ENV1. Identifying this site as being suitable for industrial purposes would be contrary to the aims of the Plan as a whole as it would increase the need to travel and would be development upon a remote greenfield site.</p>	<p>is evident that no industrial marketable land will be identified upon this site during the Plan period. This policy will therefore have no adverse impacts in view of this site's conservation objectives.</p>
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IND5	Industrial, business and associated development upon the site.	An additional note within the policy prescribes to weighing up benefits to the local economy against any environmental costs, particularly where the environmental objectives of the Plan may be compromised.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area. - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and or operational phase to cause land, air & / or water pollution. 	One of the environmental objectives of the Plan includes protecting 'habitats of value'. Any development proposals of this nature which compromised this would not be looked favourably upon. Proposals would also be weighed up against the provisions of ENV1 and STRAT5 ensuring that the conservation objectives of the site were not compromised. The site would also require extensive improvements to the infrastructure. Deeming this site as being suitable for industrial development would be compromising the aims and objectives of the Plan as a whole as it would increase the need to travel given the remoteness of this site.	It is concluded that this policy will have no adverse impact upon this site in view of the site's conservation objectives.
RET12	The development of a garden centre upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area. - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution. - Potential (depending on size of development) to alter land pH and fertility rates through fertilizer run off thereby altering the flora of the area. - Potential to damage flora and fauna from fertilizer, insecticide, pesticide - Potential for spread of non-indigenous plant seed 	This site is not suitable for the siting of a garden centre. Such a development would require major improvements to the infrastructure in the area and additional access roads. The remoteness of the site would also raise questions about the marketability and economic viability of such a proposal. In terms of topography the site would also be unsuitable for accommodating such a facility. STRAT5 and ENV1 provide the site with the necessary protection.	Due to the remoteness of the site, the provisions of the overarching STRAT5 and ENV1 and the unsuitability of the site for accommodating such a facility it has become evident that this policy will have no adverse impact in view of the site's conservation objectives.
RET13	Retail development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced 	This policy ensures that retail development outwith settlements will only be permitted where proposals comprise of the re-use of a structurally sound and substantially intact	It is concluded that this policy will have no adverse impact upon this site in view of the site's conservation

				<p>population and distribution of the SPA species within area; and key flora</p> <ul style="list-style-type: none"> - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution. 	<p>traditional/vernacular building. No such buildings are located upon the site.</p>	<p>objectives.</p>
TOUR1	<p>The siting of tourist and/or leisure facilities upon the site.</p>	<p>None</p>	<p>STRAT1, STRAT5, ENV1</p>	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Potential in developments close to blanket bogs to adversely affect the land drainage so damaging the bog land - Potential during construction and / or operational phases to cause land, air & or water pollution. 	<p>Through cross-referencing this policy with other policies in the Plan it is clear that the siting of tourist and/or leisure facilities upon the site would be contrary to the aims and objectives of the Plan as a whole as it would not be within one of the main settlements and therefore not maximising the efficient use of infrastructure, not representing sustainable economic growth as well as increasing the need to travel. Proposals would also require to be justified against the provisions of STRAT5, STRAT1 and ENV1. Any proposals which conformed to these policies would result in no adverse impacts upon this site. Additionally, given the infrastructure requirements and additional access arrangements associated with a new tourist/leisure facility it is clear that the site is again not suitable for such a use.</p>	<p>It is concluded that this policy will have no adverse impact upon this site in view of the site's conservation objectives.</p>

TOUR2	Tourist accommodation upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution. 	<p>Any proposals for the siting of tourist accommodation upon this site would be contrary to the provisions of the policy itself. It is stated that such development would only be permitted subject to: "c) The proposal does not represent isolated or sporadic development. "</p> <p>Taking into account the remoteness of the site and that there are no address points within the site it is clear that such a development would represent isolated development. The siting of such a facility upon this site would be required to conform to the provisions of STRAT5 and ENV1 which would ensure that the site was adequately protected from potentially adverse impacts.</p>	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
TOUR4	Golf course development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution 	<p>The siting of a golf course upon this site would be contrary to the objectives of the Plan as a whole as it would increase the need to travel and it would not maximise sustainable economic growth. Such a proposals would also require associated facilities such as a clubhouse and maintenance facilities. It would require to be cross-referenced with other policies in the Plan including STRAT5 and ENV1. This would ensure that there were no adverse impacts upon the site.</p>	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE1	Farm diversification	The policy states that proposals will only be looked favourably upon where they "will not detrimentally affect the amenity or natural heritage value of the farm..."	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Depending on the diversification intended it could result in the loss of habitat however, it could result in increased habitat if diversification was aimed at development of shooting moors or at the environmental tourist market. - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential for land, air & / or water 	<p>The purpose of this policy is to ensure that farmers are given the opportunity to maintain the economic viability of their land through the proper management and development of their property. This policy states that in doing so proposals must "not detrimentally affect amenity or natural heritage value of the farm". Ensuring that the natural heritage values of sites are not detrimentally affected enables the conservation objectives of this site to be protected. Such proposals would also be</p>	This policy will have no adverse impact upon this site in view of the site's conservation objectives.

				pollution during any construction and operational phases	considered against the provisions of STRAT5 and ENV1 which would afford the site additional protection.	
RE2	Temporary onsite residential accommodation in conjunction with a rural based business.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operation to cause air, land & / or water pollution. 	Proposals for a rural based business would be considered against the relevant policies (STRAT5, ENV1) if they were within a Natura 2000 site. If the business was deemed acceptable and onsite accommodation was essential for the operation of that business the accommodation would form an integral part of the assessment of the business and its associated impacts. Nevertheless the accommodation would also require to satisfy the criteria set out within STRAT5 and ENV1 ensuring that the conservation objectives of the site were not compromised.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE5	The potential extraction of minerals from the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during extraction to cause air, land & / or water pollution. 	There are some disused quarries within the boundaries of this site. It cannot be concluded that there will be no proposals for mineral extraction within the site during the Plan period. However it can be concluded that policies STRAT5 and ENV1 will seek to ensure that features of natural heritage and Natura 2000 sites will be protected from such development proposals.	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
RE6	The winning and working of opencast coal within the boundaries of the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry - Potential during extraction to cause land, air & / or water pollution 	This policy has the potential to impact upon this site. However proposals for extracting minerals through opencast coal would only be permitted where there is a clearly demonstrated overall environmental benefit through the restoration of existing areas of despoiled or degraded land which outweigh any environmental or amenity concerns. Given that this site is designated at a European level it is unlikely that this could be outweighed by restoring degraded or despoiled land unless it complied with the overall objectives of the site. STRAT5 and	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.

					ENV1 would also provide the site with the necessary protection ensuring that opencast coal extraction did not occur on the site unless there were imperative reasons of overriding public interest or there was no alternative solution in line with national guidance. In addition it is also likely that, depending upon the scale of the proposals, an EIA would be required to accompany any such proposals ensuring that potentially adverse effects upon the environment are mitigated at an early stage.	
RE9	Commercial Forestry	The policy ensures that proposals for commercial forestry accord with the Council's Forestry Strategy.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of existing habitat(s), which would result in alteration to the breeding and feeding areas of fauna. However it may assist certain species e.g. Hen Harriers use young coniferous plantations for breeding. The size and long term strategy of commercial strategy in the area would have to be studied in relation to pluses and minuses - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential to alter water and land pH levels (increasing acidity) altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide 	Through ensuring that the Council's Forestry Strategy is taken into account this policy ensures that features of natural heritage value are taken into account by the Council when consulted on such proposals. Therefore any proposals which have the potential to adversely affect such sites would be flagged by the Council. However forestry does fall outwith the scope of the definition of "development". The Local Plan may therefore not be the most appropriate tool to deal with such proposals. However any impact of this policy upon the site is likely to be a positive one given the requirements of the Forestry Strategy which ensures that natural heritage features are taken into account.	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.

ENV4	The development of a facility upon the site which directly assists in the promotion/interpretation of the sites natural resources for educational or recreational purposes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operation of the development to cause land, air & / or water pollution. 	This policy is designed to promote greater awareness and understanding of wildlife within South Ayrshire. It would be in the interests of any proposals to capitalise upon the nature conservation features of this site for educational or recreational purposes to ensure that these features are protected from any adverse impacts which would compromise the function of the facility itself. STRAT5 would ensure that the natural heritage resources of the site are protected and ENV1 would ensure that there were no adverse impacts upon the site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
ENV8	A range of developments could be considered acceptable within the scenic area.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phases to cause land, air & / or water pollution. 	This policy is designed to restrict the types of development that could take place within the scenic area. Where policies meet the criteria set out within this policy they also have to be assessed against other policies within the Plan. In this case proposals would then be assessed against STRAT5 and ENV1 which would presume in favour of safeguarding the site from any development adversely impacting upon the valued features of this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
ENV9	A range of developments may be considered to be acceptable within the wider coastal area.	The policy requires proposals for development within the wider coastal area to accord with the principles of the Coastal Strategy.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Potential during construction and operational phase to cause land, air & / or water pollution. - Depending on type of development potential to alter pH levels in land and water, Wind turbines – increased likelihood of bird deaths; potential to cause water pollution 	The Coastal Strategy identifies this area of South Ayrshire as 'remote' where "Conservation of natural resources is a priority..." In this area there will be a general presumption against any development.	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
ENV11	Tree planting schemes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - 	This policy aims to promote tree-planting schemes which "Improve the landscape and provide ecological benefits". If a proposal for such a scheme has the potential to negatively impact upon this site then it would	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.

				<p>Potential during planting and felling construction to cause water pollution.</p> <ul style="list-style-type: none"> - Potential to alter water and land pH levels altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide 	<p>inevitably not be providing ecological benefits. Therefore any proposal for tree planting schemes which complied with this policy would have no adverse impacts upon the conservation objectives of this site. The purpose of this policy is to allow tree-planting schemes to contribute to and enhance the quality of the environment. ENV1 would ensure that any negative impacts were avoided through safeguarding the SPA. Additionally, as noted within the Forestry Strategy of the Plan 'tree planting' falls outwith the scope of development and therefore cannot be adequately controlled by the planning system.</p>	
BE6	The encouragement of proposals for the promotion of scheduled ancient monuments and archaeological sites for educational or recreational purposes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; loss of key fauna - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath <p>Potential during construction to cause water & land pollution.</p>	<p>There are several archaeological sites and three scheduled monuments within this site. Any proposals to capitalise upon the archaeological sites for educational/recreational purposes would be required to conform to the STRAT5 and ENV1 of the Plan. This ensures that the site is protected from any potentially adverse effects. Proposals which compromise the provisions of these policies will not be in accordance with the Plan.</p>	<p>On its own this policy has the potential to adversely impact upon this site. Cross-referencing such proposals with other relevant policies within the Plan shows that the site is afforded adequate protection. It is therefore concluded that proposals in compliance with this policy will also be weighed against other policies within the Plan ensuring that this site is afforded adequate protection from such proposals.</p>
BE7	The potential excavation of an archaeological site or trigger zone within the site in light of a development	None	STRAT5, ENV1	<ul style="list-style-type: none"> -Disturbance - Potential during excavation to cause water pollution 	<p>Whilst the excavation of the site has the potential to significantly disturb the conservation features of the site it would be the proposal for the original development which would instigate the need to excavate the site. The policies</p>	<p>This policy has the potential to impact upon this site on its own. However the policy relates excavation being</p>

	proposal.				against which the original development was judged would ensure that there were no adverse impacts upon the conservation objectives of the site.	required as a result of development proposals. It would be the development proposals which would be responsible for impacting upon the site. This policy will therefore have no adverse impacts upon this site in view of the site's conservation objectives.
H8	Potential for small housing developments just outside the boundaries of the site.	The policy limits the expansion of small settlements to a maximum of four.	STRAT5, ENV1	<ul style="list-style-type: none"> -Disturbance -Potential during construction phase and habitation of development to cause land & water pollution - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and or operational phase to cause land, air and / or water pollution 	There are no clearly defined nucleated clusters of four or more houses within the vicinity of this site. No development could therefore be justified in terms of this policy which could impact upon this site. In addition STRAT5 and ENV1 would protect this site from any potentially adverse impacts.	This policy will have no adverse impact upon this site in view of the site's conservation objectives.

H9	Conversion of redundant buildings upon the site for residential purposes.	None	STRAT5, ENV1	-Disturbance -Potential during construction phase and habitation of development to cause land & water pollution - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and or operational phase to cause land, air and / or water pollution	There are no known buildings located within the boundaries of the site which could potentially be converted. Moreover the conversion of an existing building for residential purposes will not be at a scale which could significantly impact upon the conservation objectives of the site as a whole. In addition STRAT5 and ENV1 afford the site protection from developments which would adversely impact upon valued features of the natural heritage.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV1	The site could potentially be disturbed through the upgrading of infrastructure.	The policy ensures that the upgrading of infrastructure would only be permitted where in accordance with the aims and objectives of the Plan. One of the aims is "To conserve and enhance valued resources of the natural and built environments and to maximise the environmental quality of towns and countryside areas."	STRAT5, ENV1	- Disturbance - Loss of habitat - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction to cause land, air and / or water pollution.	Any upgrading of infrastructure in accordance with this policy would be required to conserve and enhance the valued resources of the natural environment. This would ensure that the conservation objectives of the site were protected.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV3	Potential for renewable energy production developments to impact upon the site.	The policy requires an EIA to be undertaken in order to demonstrate that such developments are acceptable in terms of environmental, infrastructure and community impacts.	STRAT1, STRAT5, ENV1	- Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas & important fauna, - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction to cause air, land & / or water pollution. -Turbines on flight paths and on feeding sites therefore risk of death to birds incl. SPA qualifying sp. by blades	The undertaking of an EIA would ensure that any potentially adverse effects from a development were mitigated from the outset. This ensures that there will be no adverse effects in terms of the environmental aspects of the site.	It is concluded that this policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV4	Improvements to the transport network.	None	STRAT5, ENV1	- Disturbance - Loss of habitat	This policy has the potential to impact upon the conservation objectives of this	Although this policy has the potential to

				<ul style="list-style-type: none"> - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phases to cause land, water and or air pollution 	<p>site given that the A& trunk road dissects the site. However in accordance with ENV1, proposals which compromised the protection of this site would only be considered where there is no alternative solution or there are imperative reasons of overriding public interest in line with national guidance. In addition significant proposals would be required to be examined by an EIA or SEA under the appropriate regulations.</p>	<p>affect this site every effort would be made to identify alternative solutions to the public transport network which did not compromise the protection of this site. The site is therefore afforded the maximum protection in accordance with national guidance.</p>
SERV8	Improvements to footpaths located within the boundaries of the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system - Potential during construction to cause land & / or water pollution 	<p>A footpath runs through the site from Benawhirter in the north to Beneraid in the south. The Council are required to designate a network of core paths through the Land Reform (2003) Act. Provision of a designated footpath discourages wider dispersed disturbance of walkers through the site. This will result in a positive impact upon the conservation objectives of the site. It is also likely that the works required to upgrade a footpath would fall outwith the scope of 'development' and therefore cannot be adequately controlled through planning legislation. However where such works to require planning consent they will be required to conform to the provisions of STRAT5 and ENV1 ensuring the protection of this site.</p>	<p>This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.</p>
SERV15	Potential for the siting of a waste management or disposal facility upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area. - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath 	<p>This site is unsuitable for the siting of a waste management or disposal facility. It is located in the countryside, approximately 10 miles away from a significant settlement and consists of numerous steep hills. Additionally any proposals for the siting of a waste facility upon the site would be cross-referenced with other policies in the plan (ENV1 and STRAT5) and subsequently refused.</p>	<p>This policy will have no adverse impacts upon this site in view of the site's conservation objectives.</p>

				- Potential during construction and operational phase to cause land & / or water pollution		
SERV17	Telecommunications development upon the site.	None	STRAT5, ENV1, ENV8	<ul style="list-style-type: none"> - Disturbance - Loss of habitat, though minimal - Potential to adversely affect existing water system - Potential during construction to cause land & / or water pollution 	Proposals for telecommunications development could potentially come forward for this site. In conjunction with this policy such proposals would be required to demonstrate to the satisfaction of the Council that the proposals comprises the most sensitive solution in terms of minimising visual impact and any contrast between the development and its surroundings. This site is located within the open countryside. As such it would be extremely difficult to justify how the siting of telecommunications equipment does not contrast with the setting of the open countryside. The majority of the site is located within the scenic area and as such any proposals would have to be assessed against the provisions of policy ENV8. In addition policies STRAT5 and ENV1 provide the site with the necessary protection.	Proposals for telecommunications development on the site would normally be discouraged from the outset. STRAT5, and ENV1 would ensure that no such development would take place upon this site which could adversely impact upon the natural heritage resources of the site. This policy will therefore have no adverse impacts upon this site in view of the site's conservation objectives.
SERV18	The siting of educational or community facilities upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas & important fauna - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phase to cause land &/or water pollution 	Taking into consideration that this site is not within or adjacent to any existing settlements it is clear that any proposals for a facility upon this site would be contrary to policy. Additionally, given the infrastructure requirements and additional access arrangements associated with a new educational facility it is clear that the site is again not suitable for such a use. STRAT5 and ENV1 would provide the site with additional protection from such development proposals.	This policy will have no adverse impacts upon the site in view of the site's conservation objectives.

Lendalfoot Hills Complex

Table VII

Policy	Potential development issue	Safeguards within the policy	Policy protection	Sensitivity	Conclusion	Overall conclusion
STRAT4	A range of developments considered suitable within the Rural Diversification Area (RDA).	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and or operational phase to cause land, air & or water pollution. All or some of which may adversely affect qualifying habitats - If windfarm development – the quantity of foundation materials required for each turbine may result in the natural land drainage of the area being altered & so cause the damage & or loss of qualifying habitats. 	This policy sets out the criteria against which development proposals in the RDA are assessed. Four criteria are set out, one of which must be met in order to justify development within the Rural Diversification Area. If a proposal was compliant with this policy it will then be assessed against a range of other relevant policies which also form part of this assessment. The relevant policies would therefore ensure that there were no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
FE1	Establishment of an educational facility upon the site.	This policy requires proposals for the siting of such facilities to accord with the Plan's environmental objectives. One of the environmental objectives seeks to protect 'habitats of value'.	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	STRAT1 protects the site by directing new development proposals to defined settlements, STRAT5 protects the site as it is a natural heritage resource and ENV1 provides this site with specific protection. Any proposals for the siting of an educational facility upon the site would compromise the environmental objectives of the Plan as it would not represent sustainable economic growth and it would increase the need to travel. Therefore any development in accordance with this policy will have no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
IND2	Identifying the site as being suitable for industrial purposes.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and 	The Council has already identified specific sites for industrial purposes as indicated in the Plan's industrial strategy. The topography of the site coupled with the fact that there are no access roads makes the site unsuitable for industrial development. The site would require extensive improvements	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats.	to the infrastructure. Identifying this site as being suitable for industrial development would be compromising the aims and objectives of the Plan as a whole as it would not represent sustainable economic growth as it would represent greenfield development and it would increase the need to travel.	
IND5	Industrial, business and associated development upon the site.	An additional note within the policy prescribes to weighing up benefits to the local economy against any environmental costs, particularly where the environmental objectives of the Plan may be compromised.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats. 	One of the environmental objectives of the Plan includes protecting 'habitats of value'. Any development proposals of this nature which compromised this would not be looked favourably upon. Proposals would also be weighed up against the provisions of ENV1 and STRAT5 ensuring that the conservation objectives of the site were not compromised. Additionally the site would also require extensive improvements to the infrastructure. Deeming this site as being suitable for industrial development would be compromising the aims and objectives of the Plan as it would not represent sustainable economic growth as it would be outwith existing towns and villages and it would reduce the need to travel.	It is concluded that this policy will have no adverse impact upon this site in view of the site's conservation objectives.
RET12	The development of a garden centre upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats - Potential (depending on size of development) to alter land & water pH and fertility rates through fertilizer run 	The siting of a garden centre upon this site would require extensive improvements to the infrastructure within the area including the implementation of new access roads. Such a development would compromise the provisions of STRAT5 as well as ENV1. The development of such a facility upon this site would therefore not be in compliance with the Plan.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				<p>off thereby altering the flora & habitats of the area.</p> <ul style="list-style-type: none"> - Potential to damage flora and fauna from fertilizer, insecticide, pesticide usage - Potential for spread of non-indigenous plant seed 		
RET13	Retail development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	Even where a proposal met the provisions of this policy it would also be weighed up against other policies within the Plan. Such a proposals would be contrary to STRAT5 as it would not be appropriate in terms of its siting and setting, it would not be respecting and safeguarding natural heritage resources and it does not provide a sustainable location for such a facility as people would have to travel into the countryside to access it. Such a proposals would also compromise the provisions of ENV1.	It is concluded that any proposals for the siting of a retail facility upon this site in compliance with this policy would be contrary to the provisions of the aims and objectives of the Plan, as it would increase the need to travel, as well as the overarching STRAT5 and ENV1. As such this policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
TOUR1	The siting of tourist and/or leisure facilities upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	Through cross-referencing this policy with other policies in the Plan it is clear that the siting of tourist and/or leisure facilities upon the site would be contrary to the aims and objectives of the Plan as a whole as it would not be within one of the main settlements and therefore not maximising the efficient use of infrastructure, not representing sustainable economic growth as well as increasing the need to travel. Proposals would also require to be justified against the provisions of STRAT5, STRAT1 and ENV1. Any proposals which conformed to these policies would result in no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

TOUR2	Tourist accommodation upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	Any proposals for the siting of tourist accommodation upon this site would be contrary to the provisions of the policy itself. It is stated that such development would only be permitted subject to: "c) The proposal does not represent isolated or sporadic development. " Taking into account the remoteness of the site it is clear that such a development would represent isolated development.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
TOUR4	Golf course development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution 	The siting of a golf course upon this site would be contrary to the aims and objectives of the Plan as a whole as it would increase the need to travel and it would not maximise the efficient use of infrastructure. A golf course would also require extensive works, associated facilities and onsite accommodation. This would compromise the natural heritage features of the site and would be contrary to STRAT5 and ENV1. This policy will therefore have no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE1	Farm diversification	The policy states that proposals will only be looked favourably upon where they "will not detrimentally affect the amenity or natural heritage value of the farm..."	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Depending on the diversification intended it could result in the loss of flora & habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during any construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	The purpose of this policy is to ensure that farmers are given the opportunity to maintain the economic viability of their land through the proper management and development of their property. This policy states that in doing so proposals must "not detrimentally affect amenity or natural heritage value of the farm". Ensuring that the natural heritage values of sites are not detrimentally affected enables the conservation objectives of this site to be protected. Such proposals would also be considered against the provisions of STRAT5 and ENV1 which would afford the site additional protection.	This policy will have no adverse impact upon this site in view of the site's conservation objectives.
RE2	Temporary onsite residential accommodation in	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats 	Proposals for a rural based business would be considered against the	The Plan states that the aim of this policy

	conjunction with a rural based business.			<ul style="list-style-type: none"> - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	relevant policies (STRAT5, ENV1) if they were within a Natura 2000 site. If the business was deemed acceptable and onsite accommodation was essential for the operation of that business the accommodation would form an integral part of the assessment of the business. Nevertheless the accommodation would also be required to satisfy the criteria set out within STRAT5 and ENV1 ensuring that the conservation objectives of the site were not compromised.	is to “protect the countryside”. Taking into account the provisions of STRAT5 and ENV1 it is concluded that this policy will result in no adverse impacts upon this site in view of the site’s conservation objectives.
RE5	The potential extraction of minerals from the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	There are some disused quarries within the boundaries of this site. It cannot be concluded that there will be no proposals for mineral extraction within the site during the Plan period. However it can be concluded that policies STRAT5 and ENV1 will seek to ensure that features of natural heritage and Natura 2000 sites will be protected from such development proposals.	This policy will result in no adverse impacts upon this site in view of the site’s conservation objectives.
RE6	The winning and working of opencast coal within the boundaries of the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	There is no known history of coal extraction within the boundaries of the site. This policy ensures that opencast methods of mineral extraction will only occur where there is a demonstrated overall environmental benefit through the restoration of existing areas of despoiled or degraded land which outweigh any environmental or amenity concerns. Given that this site is designated at a European level it is unlikely that this could be outweighed by restoring degraded or despoiled land unless it complied with the overall objectives of the site. STRAT5 and ENV1 would also provide the site with the necessary protection ensuring that opencast coal extraction did not occur on the site unless there were imperative	This policy will result in no adverse impacts upon this site in view of the site’s conservation objectives.

					reasons of overriding public interest or there was no alternative solution in line with national guidance. In addition it is also likely that, depending upon the scale of the proposals, an EIA would be required to accompany any such proposals ensuring that potentially adverse effects upon the environment are mitigated at an early stage.	
RE9	Commercial Forestry	The policy seeks to ensure that proposals for commercial forestry accord with the Forestry Strategy and that such proposals are also sympathetic to the environment.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of existing habitats, - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential to alter water and land pH levels, so altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide usage 	Through ensuring that the Council's Forestry Strategy is taken into account this policy ensures that features of natural heritage value are taken into account by the Council when consulted on such proposals. Therefore any proposals which have the potential to adversely affect such sites would be flagged by the Council. However forestry does fall outwith the scope of the definition of 'development'. The Local Plan may therefore not be the most appropriate tool to deal with such proposals.	Although commercial forestry has the potential to impact upon this site the planning system has limited control over this given that forestry falls outwith the scope of 'development'.
ENV8	A range of developments could be considered acceptable within the scenic area.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	This policy is designed to restrict the types of development that could take place within the scenic area. Where policies meet the criteria set out within this policy they also have to be assessed against other policies within the Plan. In this case proposals would then be assessed against STRAT5 and ENV1 which would presume against any development adversely impacting upon the valued features of this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
ENV9	A range of developments may be considered to be acceptable within the wider coastal area.	The policy requires proposals for development within the wider coastal area to accord with the principles of the Coastal Strategy.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Potential during construction and operational phase to cause land, air & / or water pollution. All of which may adversely affect and qualifying habitats. - Depending on type of development potential to alter pH levels in land and 	This policy seeks to ensure that development proposals within the wider coastal area accord with the Plan's Coastal Strategy. Some of the Lendalfoot Hills Complex is located along the shoreline and is identified as Coastal Type E Undeveloped. There is a general presumption against most types of development in this area. The	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.

				water, Wind turbines – increased likelihood of bird deaths; potential to cause water pollution and alter natural land drainage system, which may affect qualifying habitats.	only forms of development which may be considered to be acceptable would have to be of an informal nature, not impinging upon the landscape and having particular regard to visual amenity and nature conservation. Any development which conformed to the provisions of this policy and the Strategy will have no adverse impacts upon the conservation objectives of this site.	
ENV11	Tree planting schemes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora e.g. very wet mires; dry fens. - Potential during planting and felling construction to cause water pollution. All of which may adversely affect qualifying habitats - Potential to alter water and land pH levels altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide 	This policy aims to promote tree-planting schemes which “Improve the landscape and provide ecological benefits”. If a proposals for such a scheme was to negatively impact upon this site then it would inevitably not be providing ecological benefits. Therefore any proposal for tree planting schemes which complied with this policy would have no adverse impacts upon the conservation objectives of this site. Additionally, as noted within the Forestry Strategy of the Plan ‘tree planting’ falls outwith the scope of development and therefore cannot be adequately controlled by the planning system.	This policy will result in no adverse impacts upon this site in view of the site’s conservation objectives.
BE6	The encouragement of proposals for the promotion of scheduled ancient monuments and archaeological sites for educational or recreational purposes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora e.g. very wet mires; dry fens. - Potential during construction to cause water & land pollution. All of which may adversely affect qualifying habitats and key flora & fauna. 	Although there are no scheduled ancient monuments within the boundaries of the site there are several archaeological sites. Any proposals to capitalise upon the archaeological sites for educational/recreational purposes would be required to conform to the STRAT5 and ENV1 of the Plan as well as the aims and objectives of the Plan as a whole ensuring that the site is protected from any potentially adverse effects. Proposals which compromise the provisions of these policies will not be in accordance with the Plan.	On its own this policy has the potential to adversely impact upon this site. Cross-referencing such proposals with other relevant policies within the Plan shows that the site is afforded adequate protection. It is therefore concluded that proposals in compliance with this policy will also be

						weighed against other policies within the Plan ensuring that the site is afforded adequate protection from such proposals.
BE7	The potential excavation of an archaeological site or trigger zone within the site in light of a development proposal.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential during excavation which may cause water pollution 	Whilst the excavation of the site has the potential to significantly disturb the conservation features of the site it would be the proposal for the original development which would instigate the need to excavate the site. It is therefore concluded that the development proposal would be responsible for potentially impacting upon the conservation objectives of the site and not the subsequent excavation of the site. The policies against which the original development was judged would ensure that there were no adverse impacts upon the conservation objectives of the site.	This policy has the potential to impact upon this site on its own. However the policy relates excavation being required as a result of development proposals. It would be the development proposals which would be responsible for impacting upon the site. This policy will therefore have no adverse impacts upon this site in view of the site's conservation objectives.
BE8	Alternative uses of the nearby country estate at Knockdolian Castle.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. - Potential loss of habitat. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats 	Although Knockdolian Castle is located under ½ mile from the edge of the site it is concluded that the nature of alternative uses to this site will not have any adverse impacts upon this site. The policy ensures that any alternative uses are sympathetic to the main house and the landscape setting.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
H8	Potential for small housing developments just outside the boundaries of the site.	The policy limits the expansion of small settlements to a maximum of four.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats - Alteration to land drainage system 	Given that the policy limits the expansion of clearly defined nucleated clusters of houses to four it is concluded that this is not of a scale which could impact upon this site. In any instance STRAT5 and ENV1 would protect this site from any potentially	This policy will have no adverse impact upon this site in view of the site's conservation objectives.

				which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens.	adverse impacts.	
SERV1	The site could potentially be disturbed through the upgrading of infrastructure.	The policy ensures that the upgrading of infrastructure would only be permitted where in accordance with the aims and objectives of the Plan one of which is "To conserve and enhance valued resources of the natural and built environments and to maximise the environmental quality of towns and countryside areas."	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora e.g. very wet mires; dry fens. - Potential during construction to cause land, air and / or water pollution. All of which may adversely affect qualifying habitats 	Any upgrading of infrastructure within the boundaries of the site would be required to conserve and enhance the valued resources of the natural environment. This would ensure that the conservation objectives of the site were protected. In addition policies STRAT5 and ENV1 afford the site the required protection.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV3	Potential for renewable energy production developments to impact upon the site.	The policy requires an EIA to be undertaken in order to demonstrate that such developments are acceptable in terms of environmental, infrastructure and community impacts.	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. very wet mires; dry fens. - Potential during construction and or operational phase to cause land, air & or water pollution. All or some of which may adversely affect qualifying habitats - If windfarm development – the quantity of foundation materials required for each turbine may result in the natural land drainage of the area being altered & so cause the damage & or loss of qualifying habitats. 	The undertaking of an EIA would ensure that any potentially adverse effects from a development were mitigated from the outset. This ensures that there will be no adverse effects in terms of the environmental aspects of the site.	It is concluded that this policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV4	Improvements to the transport network.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system 	This policy has the potential to impact upon this site as appropriate solutions to problems on the transport network	Although this policy has the potential to adversely impact

				<p>which could adversely affect existing water systems and so specialised flora e.g. very wet mires; dry fens.</p> <ul style="list-style-type: none"> - Potential during construction and operational phases to cause land, water and or air pollution. All of which may adversely affect qualifying habitats 	<p>could potentially be to identify a new route which cuts across this site. However any such proposals would require to undertake an EIA or SEA of the project in order to identify any potentially adverse effects on the natural heritage. Alternative solutions would also be considered at this stage.</p>	<p>upon the conservation objectives of this site every effort would be made to identify appropriate alternative solutions. Schemes which are in conjunction with this policy would also be assessed against ENV1 and only permitted where there were imperative reasons of overriding public interest and where it is demonstrated that there are no alternative solutions.</p>
SERV8	Improvements to footpaths located within the boundaries of the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system - Potential during construction to cause land & / or water pollution 	<p>A footpath runs through the northern part of the site at the Pinbain to Cairn Hill SSSI. The Council are required to designate a network of core paths through the Land Reform (2003) Act. Provision of a designated footpath discourages wider dispersed disturbance of walkers through the site. This will result in a positive impact upon the conservation objectives of the site. It is also likely that the works required to upgrade a footpath would fall outwith the scope of 'development' and therefore cannot be adequately controlled through planning legislation. However where such works to require planning consent they will be required to conform to the provisions of STRAT5 and ENV1, ensuring the protection of this site.</p>	<p>This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.</p>
SERV15	Potential for the siting of a waste management or disposal facility upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential loss of qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora 	<p>The siting of a waste management facility upon this site would not be in compliance with the aims and objectives of the Plan as such a facility would not "protect, enhance and</p>	<p>This policy will have no adverse impacts upon this site in view of the site's conservation</p>

				e.g. very wet mires; dry fens - Potential during construction and operational phase to cause land & / or water pollution. All of which may adversely affect qualifying habitats	improve the environment of the countryside generally” and it would not “conserve and enhance valued resources of the natural and built environments”. In addition policy SERV14 of the Plan identifies a site to the north of Girvan as being suitable for the siting of such a facility. Given the close proximity of this site to the Lendalfoot Hills Complex it is unlikely that an additional facility would be required within this area. However should this arise policies STRAT5 and ENV1 will provide the site with additional protection.	objectives.
SERV17	Telecommunications development upon the site.	None	STRAT5, ENV1, ENV8	- Disturbance - Potential loss of habitat, though likely to be minimal - Potential to adversely affect existing water system, which may also have an adverse effect on qualifying habitats. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats	Proposals for telecommunications development could potentially come forward for this site. In conjunction with this policy such proposals would be required to demonstrate to the satisfaction of the Council that the proposals comprises the most sensitive solution in terms of minimising visual impact and any contrast between the development and its surroundings. This site is located within the open countryside. As such it would be extremely difficult to justify how the siting of telecommunications equipment does not contrast with the setting of the open countryside. The site also lies within the scenic area and as such any proposals would be assessed against the provisions of ENV8. In addition policies STRAT5 and ENV1 provide the site with the necessary protection.	Proposals for telecommunications development on the site would normally be discouraged from the outset. STRAT5, and ENV1 would ensure that no such development would take place upon this site which could adversely impact upon the natural heritage resources of the site. This policy will therefore have no adverse impacts upon this site in view of the site’s conservation objectives.
SERV18	The siting of educational or community facilities upon the site.	None	STRAT1, STRAT5, ENV1	- Disturbance - Potential loss of qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. - Potential loss of habitat. - Potential during construction and	The siting of such a facility outwith a settlement would only be permitted in exceptional circumstances, and where no alternative site can be identified within a settlement. The site is unsuitable as it is not directly adjacent to a settlement although Colmonell is nearby, it does not comply with the	This policy will have no adverse impacts upon this site in view of the site’s conservation objectives.

				operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats	aims of the plan in terms of sustainability as it increases the need to travel and is contrary to the provisions of STRAT5 and ENV1.	
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**Merrick Kells
Table VIII**

Policy	Potential development issue	Safeguards within the policy	Policy protection	Sensitivity	Conclusion	Overall conclusion
STRAT4	A range of developments considered suitable within the Rural Diversification Area.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species. Could lead to reduced population and distribution of the SPA species within area; and qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and or operational phase to cause land, air & or water pollution. All or some of which may adversely affect qualifying habitats & species - If windfarm development – the quantity of foundation materials required for each turbine may result in the natural land drainage of the area being altered & so cause the damage & or loss of qualifying habitats. 	This policy sets out the criteria against which development proposals in the RDA are assessed. Four criteria are set out, one of which must be met in order to justify development within the Rural Diversification Area. If a proposal was compliant with this policy it will then be assessed against a range of other relevant policies which also form part of this assessment. The relevant policies would therefore ensure that there were no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
FE1	Establishment of an educational facility upon the site.	This policy requires proposals for the siting of such facilities to accord with the Plan's environmental objectives. One of the environmental objectives seeks to protect 'habitats of value'.	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and 	STRAT1 protects the site by directing new development proposals to defined settlements, STRAT5 protects the site as it is a natural heritage resource and ENV1 provides this site with specific protection. Any proposals for the siting of an educational facility upon the site would compromise the environmental objectives of the Plan as it would not represent sustainable economic growth and it would increase the need to travel. Therefore any development in accordance with this policy will have no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species		
IND2	Identifying the site as being suitable for industrial purposes.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	The Council has already identified specific sites for industrial purposes as indicated in the Plan's industrial strategy. The topography of the site coupled with the fact that there are no access roads makes the site unsuitable for industrial development. The site would require extensive improvements to the infrastructure. Identifying this site as being suitable for industrial development would be compromising the aims and objectives of the Plan as a whole as it would increase the need to travel and it would not be conserving valued resources of the natural environment.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
IND5	Industrial, business and associated development upon the site.	An additional note within the policy prescribes to weighing up benefits to the local economy against any environmental costs, particularly where the environmental objectives of the Plan may be compromised.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of 	One of the environmental objectives of the Plan includes protecting 'habitats of value'. Any development proposals of this nature which compromised this would not be looked favourably upon. Proposals would also be weighed up against the provisions of ENV1 and STRAT5 ensuring that the conservation objectives of the site were not compromised. Additionally the site would also require extensive improvements to the infrastructure. Deeming this site as being suitable for industrial development would be compromising the aims and objectives of the Plan as a whole as it would increase the need to travel and it would	It is concluded that this policy will have no adverse impact upon this site in view of the site's conservation objectives.

				which may adversely affect qualifying habitats & species	not be conserving valued resources of the natural environment.	
RET12	The development of a garden centre upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species - Potential (depending on size of development) to alter land & water pH and fertility rates through fertilizer run off thereby altering the flora & habitats of the area. - Potential to damage flora and fauna from fertilizer, insecticide, pesticide usage - Potential for spread of non-indigenous plant seed 	The siting of a garden centre upon this site would require extensive improvements to the infrastructure within the area including the implementation of new access roads. Such a development would compromise the provisions of STRAT5 as well as ENV1. The development of such a facility upon this site would therefore not be in compliance with the Plan.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RET13	Retail development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic 	To comply with this policy proposals for retail development must comprise of the re-use of a structurally sound and substantially intact traditional/vernacular building worthy of retention. There are no buildings upon this site. This policy will therefore have no adverse impacts upon this site.	Proposals for retail development in compliance with this policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				<p>peat-stained lakes & ponds. May also have an effect qualifying species.</p> <ul style="list-style-type: none"> - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 		
TOUR1	The siting of tourist and/or leisure facilities upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	Through cross-referencing this policy with other policies in the Plan it is clear that the siting of tourist and/or leisure facilities upon the site would be contrary to the aims and objectives of the Plan as a whole as it would not be within one of the main settlements and therefore not maximising the efficient use of infrastructure, not representing sustainable economic growth as well as increasing the need to travel. Proposals would also require to be justified against the provisions of STRAT5, STRAT1 and ENV1. Any proposals that conformed to these policies would result in no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
TOUR2	Tourist accommodation upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & 	Any proposals for the siting of tourist accommodation upon this site would be contrary to the provisions of the policy itself. It is stated that such development would only be permitted subject to: "c) The proposal does not represent isolated or sporadic development. " Development would therefore not be permitted on this site due to its remoteness. Additionally, the steep slopes within the site coupled with the fact that there are no access roads would be obstacles to development in this area. Retail development on this site would compromise the aims and objectives of the Plan as a whole as it	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				/ or water pollution. All or some of which may adversely affect qualifying habitats & species	would increase the need to travel, it would not be sustainable economic growth as it would be development in the countryside and it would compromise the conservation of a valued resource of the natural environment.	
TOUR4	Golf course development upon the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area; and key flora - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and / or operational phases to cause land, air & / or water pollution 	The siting of a golf course upon this site would be contrary to the aims and objectives of the Plan as a whole as it would increase the need to travel and it would not maximise the efficient use of infrastructure. A golf course would also require extensive works, associated facilities and onsite accommodation. This would compromise the natural heritage features of the site and would be contrary to STRAT5 and ENV1. This policy will therefore have no adverse impacts upon this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
RE1	Farm diversification	The policy states that proposals will only be looked favourably upon where they "will not detrimentally affect the amenity or natural heritage value of the farm..."	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Depending on the diversification intended it could result in the loss of flora & habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during any construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	The purpose of this policy is to ensure that farmers are given the opportunity to maintain the economic viability of their land through the proper management and development of their property. This policy states that in doing so proposals must "not detrimentally affect amenity or natural heritage value of the farm". Ensuring that the natural heritage values of sites are not detrimentally affected enables the conservation objectives of this site to be protected. Such proposals would also be considered against the provisions of STRAT5 and ENV1 which would afford the site additional protection.	This policy will have no adverse impact upon this site in view of the site's conservation objectives.
RE2	Temporary onsite residential accommodation in conjunction with a rural based business.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within 	Proposals for a rural based business would be considered against the relevant policies (STRAT5, ENV1) if they were within a Natura 2000 site. If the business was deemed acceptable and onsite accommodation was essential for the operation of that	The Plan states that the aim of this policy is to "protect the countryside". Taking into account the provisions of STRAT5 and ENV1 it is

				<p>area; and SPA qualifying habitats.</p> <ul style="list-style-type: none"> - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	<p>business the accommodation would form an integral part of the assessment of the business. Nevertheless the accommodation would also be required to satisfy the criteria set out within STAT5 and ENV1 ensuring that the conservation objectives of the site were not compromised.</p>	<p>concluded that this policy will result in no adverse impacts upon this site in view of the site's conservation objectives.</p>
RE5	The potential extraction of minerals from the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during extraction to cause air, land & / or water pollution. . All or some of which may adversely affect qualifying habitats & species 	<p>There is no history of mineral extraction upon this site. It cannot be concluded that there will be no proposals for mineral extraction within the site during the Plan period. However it can be concluded that policies STRAT5 and ENV1 will seek to ensure that features of natural heritage and Natura 2000 sites will be protected from such development proposals.</p>	<p>This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.</p>
RE6	The winning and working of opencast coal within the boundaries of the site.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. -Potential during extraction to cause air, land & / or water pollution. . All or some of which may adversely affect qualifying habitats & species 	<p>This policy has the potential to impact upon this site. However proposals for extracting minerals through opencast coal would only be permitted where there is a clearly demonstrated overall environmental benefit through the restoration of existing areas of despoiled or degraded land which outweigh any environmental or amenity concerns. Given that this site is designated at a European level it is unlikely that this could be outweighed by restoring degraded or despoiled land unless it complied with the overall objectives of the site. STRAT5 and ENV1 would also provide the site with the necessary protection ensuring that opencast coal extraction did not occur</p>	<p>This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.</p>

					on the site unless there were imperative reasons of overriding public interest or there was no alternative solution in line with national guidance. There is also no history of coal extraction within the boundaries of the site. In addition it is also likely that, depending upon the scale of the proposals, an EIA would be required to accompany any such proposals ensuring that potentially adverse effects upon the environment are mitigated at an early stage.	
RE9	Commercial Forestry	The policy ensures that proposals for commercial forestry accord with the Council's Forestry Strategy.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of existing habitats, - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential to alter water and land pH levels, so altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide usage 	Through ensuring that the Council's Forestry Strategy is taken into account this policy ensures that features of natural heritage value are taken into account by the Council when consulted on forestry proposals. Therefore any proposals which have the potential to adversely affect such sites would be flagged by the Council. However forestry does fall outwith the scope of the definition of "development". The Local Plan may therefore not be the most appropriate tool to deal with such proposals.	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
ENV8	A range of developments could be considered acceptable within the scenic area.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area; and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying 	This policy is designed to restrict the types of development that could take place within the scenic area. Where policies meet the criteria set out within this policy they also have to be assessed against other policies within the Plan. In this case proposals would then be assessed against STRAT5 and ENV1 which would presume against any development adversely impacting upon the valued features of this site.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

				habitats & species		
ENV11	Tree planting schemes.	None	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during planting and felling construction to cause water pollution. - Potential to alter water and land pH levels altering flora & fauna - Potential to damage flora and fauna from fertilizer, insecticide, pesticide 	This policy aims to promote tree-planting schemes which "Improve the landscape and provide ecological benefits". If a proposal for such a scheme were to negatively impact upon this site then it would inevitably not be providing ecological benefits. Therefore any proposal for tree planting schemes which complied with this policy would have no adverse impacts upon the conservation objectives of this site. Additionally, as noted within the Forestry Strategy of the Plan 'tree planting' falls outwith the scope of development and therefore cannot be adequately controlled by the planning system.	This policy will result in no adverse impacts upon this site in view of the site's conservation objectives.
H8	Potential for small housing developments just outside the boundaries of the site.	The policy limits the expansion of small settlements to a maximum of four.	STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. 	There are no clearly defined nucleated clusters of four or more houses within the vicinity of this site. No development could therefore be justified in terms of this policy which could impact upon this site. In addition STRAT5 and ENV1 would protect this site from any potentially adverse impacts.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.
SERV1	Upgrading of infrastructure within the boundaries of the site.	The policy ensures that the upgrading of infrastructure would only be permitted where in accordance with the aims and objectives of the Plan one of which is "To conserve and enhance valued resources of the natural and built environments and to	STRAT5, ENV1	<ul style="list-style-type: none"> -Disturbance - Loss of habitat - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. 	Any upgrading of infrastructure within the boundaries of the site would be required to conserve and enhance the valued resources of the natural environment. This would ensure that the conservation objectives of the site were protected. In addition policies STRAT5 and ENV1 afford the site the required protection.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

		maximise the environmental quality of towns and countryside areas.”				
SERV3	Potential for renewable energy production developments to impact upon the site.	The policy requires an EIA to be undertaken in order to demonstrate that such developments are acceptable in terms of environmental, infrastructure and community impacts.	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species. Could lead to reduced population and distribution of the SPA species within area; and qualifying habitats - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and or operational phase to cause land, air & or water pollution. All or some of which may adversely affect qualifying habitats & species - If windfarm development – the quantity of foundation materials required for each turbine may result in the natural land drainage of the area being altered & so cause the damage & or loss of qualifying habitats. 	The undertaking of an EIA would ensure that any potentially adverse effects from a development were mitigated from the outset. This ensures that there will be no adverse effects in terms of the environmental aspects of the site.	It is concluded that this policy will have no adverse impacts upon this site in view of the site’s conservation objectives.
SERV15	Siting of a waste management or disposal facility upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat resulting in the loss of breeding & feeding areas, in particular in relation to the SPA qualifying species, could lead to reduced population and distribution of the SPA species within area. - Alteration to land drainage system which could adversely affect existing water systems and so specialised flora e.g. blanket bog and wet / dry heath - Potential during construction and operational phase to cause land & / or water pollution 	This site is unsuitable for the siting of a waste management or disposal facility. It is located in the countryside, approximately 8 miles away from the closest settlement within South Ayrshire and consists of numerous steep hills. There is no need for such a facility within this part of South Ayrshire, as these facilities are required to be as close as possible to the source of waste which would be within one of the larger settlements of South Ayrshire. Additionally any proposals for the siting of a waste facility upon the site would be cross-referenced with other policies	This policy will have no adverse impacts upon this site in view of the site’s conservation objectives.

					in the plan (ENV1 and STRAT5) ensuring that there were no adverse impacts upon the site.	
SERV17	Telecommunications development upon the site.	None	STRAT5, ENV1, ENV8	<ul style="list-style-type: none"> - Disturbance - Loss of habitat, though likely to be minimal - Potential to adversely affect existing water system, which may also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	Proposals for telecommunications development could potentially come forward for this site. In conjunction with this policy such proposals would be required to demonstrate to the satisfaction of the Council that the proposal comprised the most sensitive solution in terms of minimising visual impact and any contrast between the development and its surroundings. This site is located within the open countryside. As such it would be extremely difficult to justify how the siting of telecommunications equipment does not contrast with the setting of the open countryside. The site also lies within the scenic area and as such any proposals would be assessed against the provisions of ENV8. In addition policies STRAT5 and ENV1 provide the site with protection.	Proposals for telecommunications development on the site would normally be discouraged from the outset. STRAT5, and ENV1 would ensure that no such development would take place upon this site which could adversely impact upon the natural heritage resources of the site. This policy will therefore have no adverse impacts upon this site in view of the site's conservation objectives.
SERV18	The siting of educational or community facilities upon the site.	None	STRAT1, STRAT5, ENV1	<ul style="list-style-type: none"> - Disturbance - Loss of habitat which may result in the loss of breeding and/or feeding areas, in particular in relation to the SPA qualifying species, which could lead to reduced population and distribution of the SPA species within area and SPA qualifying habitats. - Alteration to land drainage system which may adversely affect existing water systems and so specialised flora & habitats e.g. blanket bog, acidic peat-stained lakes & ponds. May also have an effect qualifying species. - Potential during construction and operational phases to cause land air & / or water pollution. All or some of which may adversely affect qualifying habitats & species 	Policy NOTE2 of this policy states that where no alternative site can be found within a settlement favourable consideration will be given to the siting of community facilities outwith, but still adjacent to, a settlement. This site does not meet this criterion. In addition the site is extremely remote, it would require extensive upgrading in relation to infrastructure and the topography of the site make it extremely unsuitable for the siting of a community or educational facility.	This policy will have no adverse impacts upon this site in view of the site's conservation objectives.

