

**PART 1**

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or

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**PART 2**

An SEA Scoping Report is attached for the plan, programme or strategy (PPS) entitled:

Supplementary Planning Guidance: Open Space and Designing New Residential Developments

The Responsible Authority is:

South Ayrshire Council

**PART 3**

**Please tick the appropriate box**

The PPS falls under the scope of Section 5(3) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. ***or***

The PPS falls under the scope of Section 5(4) of the Act and requires an SEA under the Environmental Assessment (Scotland) Act 2005. ***or***

The PPS does not require an SEA under the Environmental Assessment (Scotland) Act 2005. However, we wish to carry out an SEA on a voluntary basis. We accept that, as this SEA is voluntary, the statutory 5 week timescale for views from the Consultation Authorities cannot be guaranteed.

**PART 4**

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**PART 5**

**Signature**  
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is acceptable)

Kenny Campbell

**Date**

11/04/08

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## 1. Introduction

The purpose of this Strategic Environmental Assessment Scoping Report is to set out sufficient information on the *Supplementary Planning Guidance: Open Space and Designing New Residential Developments* to enable the Consultation Authorities to form a view on the consultation period and scope/level of detail that will be appropriate for the Environmental Report.

This report has been prepared in accordance with the Environmental Assessment (Scotland) Act 2005.

## 2. Key facts: Supplementary Planning Guidance: Open Space and Designing New Residential Developments

The key facts relating to this PPS are set out below:

<b>Name of Responsible Authority</b>	South Ayrshire Council
<b>Title of PPS</b>	Supplementary Planning Guidance: Open Space and Designing New Residential Developments
<b>What prompted the PPS?</b>	Outdated status of current guidance
<b>Subject</b>	Planning
<b>Period covered by PPS</b>	2008-2013
<b>Frequency of updates</b>	5 yearly
<b>Area covered by PPS</b>	The PPS will be relevant to all land within South Ayrshire.
<b>Purpose and/or objectives of PPS</b>	To provide applicants with clear and concise guidance in respect of the types and quantity of open space to be provided as part of new residential developments and to consider wider design considerations in creating acceptable residential areas.
<b>Contact point</b>	Kenny Campbell (01292) 616648

## 3. Description of PPS Content

Residential developments have historically been designed to firstly accommodate the technical requirements of roads and drainage engineers. The result of this has been the development of areas which are primarily designed to accommodate the movement of vehicles. This has also had an impact upon the types and design of open spaces within residential areas. It has become increasingly apparent that open space is often an afterthought of the design process and that the spaces are often those areas which could not be developed for residential purposes for technical reasons.

This PPS will consider open space and wider design issues in relation to new residential areas in terms of what is acceptable and what is not. The guidance and advice that is coming out of the Scottish Government indicates that there is a shift towards making pedestrians feel more comfortable and welcome within residential areas as opposed to being intimidated by the movement of vehicles. There are various methods of achieving this which will be explored within the PPS.

Open space plays a clear role in the design of residential areas. The PPS will aim to ensure that the design, type, size and function of open space is given clear thought and consideration at the beginning of the development process and that this is reflected in the overall design of new residential areas.

**Table 1: Key objectives and actions**

<b>Objective</b>	<b>Action</b>
To provide quality areas of open space of an appropriate size and which have a clear function.	Provide guidance which is focussed on quality as well as quantity of open space.
To ensure that open space is effectively integrated	To enshrine this objective within the guidance and to

into the overall design of a site.	determine planning applications accordingly. In most circumstances it is clearly evident where open space has been an afterthought of the design process.
To ensure that a more holistic approach is taken to the provision and design of open space within new residential developments.	Provide detailed guidance which identifies all of the issues involved in creating a successful residential environment.
To enhance the quality of street design.	Provide examples of quality residential layouts and some of the key themes which are found to create successful residential areas. These principles are all identified within Scottish Government guidance.
To create open space that meets the requirements/aspirations of the community it is to be provided for.	Consider the likely uses that each space will be put to by future communities and examine this in the context of the wider locality.

#### 4. Context of PPS: Supplementary Planning Guidance: Open Space and Designing New Residential Developments

The following subsections describe how the context is set for the PPS through the discussion of other plans, programmes, strategies and environmental objectives; baseline data and environmental problems.

##### 4.1 Relationship with other PPS and environmental objectives

The PPS has a relationship with other plans, programmes and strategies (PPS) which have the potential to affect or influence the PPS. This section outlines the key links that the PPS has with other PPS at international, national, regional and local level. Table 2 provides a summary of those PPS.

The PPS has an immediate and clear link with the development plan comprising the Ayrshire Joint Structure Plan and the South Ayrshire Local Plan, as this is the document that it supplements, specifically through policy H5. The PPS is also linked to the Council's Open Space Strategy, although the Strategy was last updated in August 2000 and therefore its impact upon the emerging PPS will be limited given the time since its publication. The PPS is also linked into several documents at national level as can be seen in Table 2. The most pertinent documents at this level include the newly approved *SPP11: Open Space and Physical Activity*, *Designing Places* and *PAN 76: New Residential Streets*.

**Table 2. Related plans and programmes**

	International
1	Habitats Directive 92/43/EEC
2	Water Framework Directive 2000/60/EEC
4	Convention on Biodiversity (1992)
5	European Biodiversity Strategy (1998)
	National
6	SPP1: The Planning System
7	SPP3: Planning for Housing
8	SPP7: Planning and Flooding
9	SPP11: Open Space and Physical Activity
10	SPP17: Planning for Transport
11	Designing Places (2001)
12	Water Quality Directive
13	PAN 61: Planning and Sustainable Urban Drainage Systems
14	PAN 65: Planning and Open Space
15	PAN 76: New Residential Streets
16	PAN 77: Designing Safe Places
17	PAN 78: Inclusive Design
	Regional
18	Ayrshire Local Biodiversity Action Plan
19	Ayrshire Joint Structure Plan
	Local
20	South Ayrshire Local Plan (including Wildlife Strategy)
21	South Ayrshire Parks and Public Open Spaces Recreation and Landscape Strategy
22	South Ayrshire's Local Transport Strategy

Analysing the content of the relevant plans, programmes and the associated environmental objectives reveals that there are a number of key points which should be addressed and promoted within the PPS:

- The promotion of sustainable development
- The protection, maintenance and enhancement of biodiversity
- The importance of providing a quality layout within new residential areas
- The importance of creating safe and welcoming environments for people to live in
- The importance of creating links between new and existing developments
- The role of sustainable urban drainage systems within new residential areas
- Ensuring that appropriate maintenance and management programmes are in place for open spaces within residential areas
- Promoting healthier lifestyles through providing areas of open space for recreation
- The importance of creating a 'sense of place' within new residential developments

## 4.2 Relevant Aspects of the current state of the environment

The initial stages of the SEA process are to review the relevant aspects of the current state of the environment in South Ayrshire in relation to the SEA topics as set out within Schedule 3 of the Environmental Assessment (Scotland) Act 2005. These topics comprise biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between these issues.

Under Schedule 3 of the Environmental Assessment (Scotland) Act 2005 there is a requirement for the Environmental Report to include information on the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme and details of the environmental characteristics of areas likely to be significantly affected. This section of the report aims to consider the environmental context within which the PPS will operate and the relevant aspects of this context which will impact upon the PPS.

The existing environmental baseline data has been collected from a variety of sources including national government/agency websites, the 2001 census and the Council's existing GIS data. The data is focussed on those issues which have been scoped in as indicated within Table 4 below. The environmental data collected at this stage consists of fairly basic information and it is acknowledged that it may transpire that additional information is required in the future. It should be noted that the precautionary principle was adopted in deciding upon which issues were to be included within the assessment. It may arise at a later stage in the process that some issues were unnecessarily scoped in at which stage they can be disregarded. The following provides a brief introduction to some of the main characteristics of South Ayrshire.

South Ayrshire is located on the west coast of Scotland, covering an area of some 1122 kmsq, extending from Troon and Symington in the north to Ballantrae and Loch Ryan in the south. The landscape can be divided into two distinct forms. To the south the Carrick hills and valleys, whose formation has been strongly influenced by the Southern Upland Fault, and to the north the Ayrshire basin. Along the western boundary of the district is 55 miles of coastline.

The population of South Ayrshire stood at 112,097 at the 2001 census, the majority of which is located within the five main towns of Ayr, Prestwick, Troon, Girvan and Maybole. 68.33% of South Ayrshire's population is in good health compared with a national average of 67.91%. The most common employment industry within South Ayrshire is manufacturing which accounts for 15.33% of the working population (all persons aged 16-74 in employment). (source: General Register Office for Scotland).

The tourism industry is particularly important for South Ayrshire's economy. The area boasts two championship golf courses which are established venues for the British Open in Royal Troon and Turnberry and is widely recognised for being the birthplace of Robert Burns. Glasgow Prestwick International Airport is an extremely important factor in capitalising upon the tourism resources within the area. A recent study has indicated that the number of passengers going through the airport each year is likely to increase from around 2.5 million in 2005 to over 5 million by 2015 (source: UK-Airport-News.info).

The following environmental baseline information has been gathered specifically in relation to those issues which have been scoped in to the assessment.

**Table 3. Initial baseline data**

Environmental Issue	Baseline Information	Data	Source
<b>Biodiversity, Flora and Fauna</b>	Tree Preservation Orders	47	Local Authority
	SSSI Sites	42	Local Authority – SNH
	Ornithological Sites	56	Local Authority – RSPB
	Wildlife Sites	4	Local Authority – SWT
	Provisional Wildlife Sites	109	Local Authority – SWT
	Special Protection Areas	2	Local Authority – SNH
	Special Area of Conservation	2	Local Authority – SNH
	Woodland (2002 data)	33980 ha including: 1570 ha broadleaf and 14770	East Ayrshire Woodlands ; SNH

		ha coniferous	
	Forest Park	1	Local Authority – Forestry Commission
	Country Park	1	Local Authority ; National Trust for Scotland
<b>Human Health</b>	General Health	Good = 68.33%	General Register Office for Scotland (www.scrol.gov.uk)
		Fairly Good = 21.89%	General Register Office for Scotland (www.scrol.gov.uk)
		Not Good = 9.78%	General Register Office for Scotland (www.scrol.gov.uk)
<b>Water</b>	4 main rivers and generally river quality	River Ayr and River Doon – water quality is generally good/fair throughout. Water of Girvan and River Stinchar – water quality is generally excellent/good throughout.	SEPA
<b>Material Assets</b>	Cycle routes	4	Local Authority
	National Cycle Route	1 (route 7)	Local Authority – Sustrans
	Rights of Way (claimed)	51	Local Authority

#### 4.3 Likely evolution of the environment without implementation of the PPS

The likely evolution of the environment without the implementation of the PPS is difficult to predict. However, there are some factors which can be taken into consideration in trying to make the prediction as accurate as possible. The first stage is to consider if there are any documents which currently fulfil the role of the PPS and the current environmental impacts associated with the continuing use of these documents. The Council has an adopted *Planning Policy No. 4 – The provision of private and public open space and play areas within new residential areas*. This document considers open space requirements for new residential areas, although makes no reference to the layout and design of new residential areas in general. Without the implementation of the emerging PPS this document would continue to dictate open space provisions.

The reason for developing this PPS is due to the fact that the current guidance is outdated and is increasingly producing housing schemes which are undesirable in terms of their visual appearance and open spaces which often have no clear function or value. Whilst the Council currently operates limited design guidance under Policy BE1 of the South Ayrshire Local Plan, there is an identified need for the policy to be supplemented by more in-depth guidance.

There are a number of issues which can be summarised as having an impact upon the environment in the absence of this PPS:

- Poorly designed residential layouts
- Open space with no clear value or function
- Residential areas being dominated by the requirements of drainage and roads engineers
- Mundane housing layouts which are not distinctive nor reflect their historical context. The aim of the PPS would be to ensure that design is paramount and that designs are not solely dictated by the quantitative standards for open space
- Public open space being an after thought in the design process
- Open space within new residential developments not having appropriate management and maintenance programmes in place

#### 4.4 Environmental characteristics of areas likely to be significantly affected

The areas most likely to be affected by this PPS are sites which have been identified within the current local plan for new residential development (see appendix 1) and sites which will be identified within the forthcoming local plan or local development plan for residential development. In considering the sites within the current local plan which have been designated for residential development, there are two primary issues which must be taken into consideration. Firstly, each of the sites went through a rigorous process and a public local inquiry before being selected for their inclusion within the local plan, and secondly, many of the sites have already been developed. It is unlikely that any sites would have been selected if their development had the potential to have a significant negative impact upon the environment.

It is inevitable that sites will come forward outwith the development plan process in the form of windfall sites, redevelopment of existing sites or other forms of infill development. The role of the PPS in these circumstances would simply be to ensure that these sites were developed appropriately in terms of layout and open space. The PPS would have no role in determining if the principle of housing was acceptable upon these sites.

In terms of any future local plan or local development plan a strategic environmental assessment will be required of that plan and hence housing sites would be tested against SEA objectives before they are included within the plan. The purpose of this PPS will be to ensure that where sites have been identified for residential development, that they are developed in an appropriate manner, taking into account design considerations, open space requirements, the safety of pedestrians, the creation of a sense of place and ensuring that the environmental characteristics of the area are given the necessary respect. The PPS will therefore not be a mechanism for selecting potential residential sites; it will simply be a guide for developers in terms of what the Council expect to see within new residential areas. In this respect the PPS can be seen as having a positive impact upon sites which have already been identified for housing at an earlier stage in the process and upon windfall sites which emerge outwith the local plan process.

#### 4.5 Environmental problems

For the purposes of this report an 'environmental problem' can be defined as that which South Ayrshire's environment is currently experiencing in terms of the design and layout of residential areas and the open spaces within them and any associated problems which could be experienced in the future. The identification of environmental problems of relevance to the PPS is a key part of the SEA, directing the assessment to address the key issues and inform the PPS, thereby facilitating opportunity for environmental improvement where appropriate.

The PPS is a relatively short and focussed document. It is therefore anticipated that there will be few environmental problems associated with the issues addressed within the PPS. This is further emphasised by the fact that the PPS will be tasked with ensuring that sites which will be developed for residential purposes regardless of the PPS, are developed in an appropriate manner. However for the purposes of this report it is considered that environmental problems should be identified using the precautionary principle to ensure that no potential problems are overlooked.

The following table lists the environmental problems which have been identified through discussion with various Council services, which have an effect on the production of this PPS. The environmental problems which have been identified in association with this PPS are on the whole subjective issues which are difficult to measure. There is therefore no supporting data at this stage. The problems that have been identified are simply trends which have become apparent to me and problems which have been highlighted in discussions with colleagues. It is envisaged that should data become available which can be used to measure any of the problems identified below, these will be made available at the Environmental Report stage.

**Table 4. Environmental problems relevant to Supplementary Planning Guidance: Open Space and Designing New Residential Developments**

<b>Problem</b>	<b>Supporting data (where available at this stage)</b>	<b>Implications for PPS</b>
Lack of quality public open spaces		Focus on the quality, value and function of open spaces.

<b>Problem</b>	<b>Supporting data (where available at this stage)</b>	<b>Implications for PPS</b>
Residential areas are currently being dominated by road and drainage requirements. Such areas are not pedestrian friendly and can often result in vehicular and pedestrian conflict.		Provide examples of some of the key features which can be used in creating more pedestrian friendly areas.
Private open space requirements dictating regimented and standardised residential layouts which contribute to poorly designed areas.		Demonstrate that although there is a need to apply minimum standards for open space that there is flexibility where this can be justified in design terms.
A lack of quality areas of open space within residential areas can negatively impact upon human health e.g. people need places to walk and exercise. If the open spaces are not appropriate then they won't use them.		Ensure that the PPS will deliver public open spaces which provide opportunities for informal recreation. The open space strategy can be used to identify where particular types of open spaces are required.
Inappropriate and inadequate management and maintenance of open space.		Recognise the links between the promotion of positive attitudes towards open space and the promotion of sustainability.
Open spaces being an afterthought in the development process and hence being attributed to poor areas of a site i.e. those areas which suffer from poor drainage, or which are not readily accessible or of a useful size.		Ensure that open space is one of the key considerations at the start of the process and to ensure that any parts of a site suffering from inadequate drainage are identified at the outset of the development process.
New residential developments taking place without any recognition of what is in the surrounding area and failing to link into the existing surrounding areas.		Ensure that the issue of linking developments is covered within the PPS and the reasons why the creation of linkages with existing areas is important.
The maintenance of wildlife corridors.		Ensure that the PPS highlights the issue of biodiversity and the importance of maintaining and enhancing wildlife corridors where appropriate.

## 5. Scope and level of detail proposed for the Environmental Assessment

This section will identify each of the alternatives to be considered as part of the assessment, the issues which require to be scoped out of the assessment and the reasons behind this and the possible SEA objectives and indicators which will be used to assess the impacts of the PPS.

### 5.1 Alternatives

Alternatives to this PPS have been considered. Alternatives are outlined here in order to set the context for the following two sections of this report, i.e. scoping of SEA issues and consideration of a framework for the assessment of environmental effects of the alternatives. The PPS identifies two main issues for guidance: open space provisions and wider design considerations within new residential areas. This has dictated the level at which alternative approaches can be considered. For example, it would not be appropriate to consider alternatives in too much detail as this may lead to over-complicating this stage of the assessment. Four options have been considered and are briefly explored below.

**Option 1: Do nothing:** This option would mean that the current open space policy would continue to dictate new residential developments. The purpose of producing this PPS is to provide more up to date standards which reflect Scottish Government policy and guidance and which will begin to produce more desirable, safe environments in which to live. If the current open space guidance continued to dictate new residential developments we would continue to see the same standard of residential developments come forward which were restricted by open space requirements and which produces areas of open space which have limited value, confused function and even an overprovision in some localities.

In terms of the wider design considerations, these would be left largely to the developer. Policy BE1 of the South Ayrshire Local Plan does provide some general guidance for new development, however no examples of what the Council are looking for are provided or discussed. This effectively means that developers could continue to present residential layouts which were not in keeping with the aims of the Scottish Government yet would continue to be in keeping with South Ayrshire Council policy.

**Option 2: To develop guidance which keeps the consideration of areas of open space provision and design of residential layouts separate:** This alternative was ruled out as the purpose of producing the PPS is to consider both open space and wider design considerations in tandem to ensure that open space was given a clear role at the beginning of the design process. If the two areas were to be considered in isolation it could mean that open space is once again brought in as an afterthought in the overall design process. One of the aims of the PPS is to ensure that open space is clearly integrated into the overall design of a site.

**Option 3: To consider each site on its own merits and provide guidance accordingly:** The idea behind this alternative would be to consider each housing site in isolation when considering what is the most appropriate method for its development. The idea would therefore be to develop a design brief or something similar which outlined the characteristics of a site, why it should be developed in a particular way and what the open space requirements should be within the site. In taking this option into consideration there are several issues which require to be given due regard including the resource implications, consistency in what will often be subjective decision making and what the arrangements would be for windfall sites.

**Option 4: To develop SPG which produces guidance in relation to both the provision of open space and the wider design considerations within new residential areas:** This guidance would focus on open space as the primary issue in developing residential areas. However the relationship between open space and wider design considerations would be explored.

It is clear at this stage that some of the above alternatives are clearly not going to achieve the objectives of the PPS as set out within Table 1 above. The first option of 'doing nothing' is clearly not going to achieve these objectives, will be out of sync with Scottish Government policy and guidance and would therefore represent an outdated policy within a recently adopted local plan. Option 2 would also not be in keeping with the objectives set out within Table 1, in particular it could lead to compromising one of the main objectives by allowing open space within new residential developments to continue being an afterthought of the design process.

Options 3 and 4 are more viable options at this stage. In order to fully assess both of these options criteria must be developed to ensure that each option is assessed equally and that the process is transparent. It should also be noted that none of the alternatives are likely to be flawless and therefore mitigation measures

are likely to be required to ensure that every effort is made to identify and combat the potentially negative impacts of the alternatives.

## 5.2 Scoping in/out of SEA issues

In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005 South Ayrshire Council has considered whether the environmental effects (positive and negative) of Supplementary Planning Guidance: Open Space and Designing New Residential Developments are likely to be significant. A summary of our conclusions is given in Table 5.

**Table 5. Scoping of SEA issues**

SEA issues	Scoped in	Scoped out	If scoped out, why
biodiversity, flora, fauna	Yes		
population		Yes	The design and layout of residential areas will have no impact upon the population of South Ayrshire. The population will be affected by the number of houses available within the area and this has clear links into the stage at which the number of houses required is decided at structure plan level and specific sites are designated at local plan level. This PPS will become relevant at a later stage in the process and will therefore have no impact upon these numbers.
human health	Yes		
soil		Yes	The purpose of this guidance is to ensure that residential areas are designed in the most appropriate fashion and that open spaces play a central role within these areas. Any impact upon the soil of a residential area will be as a result of the site being designated for residential purposes at an earlier stage in the process (i.e. during the development of the local plan). It is acknowledged that there is the potential for windfall sites to come forward outwith the local plan process. However any impact upon soil would not be as a result of this PPS it would be as a result of the decision made to allow development on such a site.
Water	Yes		
Air		Yes	Any impact upon air quality on a residential site would be as a result of that site being identified for residential development and not due to the content of an PPS which will only provide guidance as to how the site will be developed.
climatic factors		Yes	The PPS will have no impact upon climatic factors as it is focussed on the layout of residential areas and the location and quantity of open space within these areas. Any impact upon climatic factors would be as a result of

			a site being designated at an earlier stage in the process (i.e. through the development plan which would also be subject to SEA).
material assets	Yes		
cultural heritage (inc architectural and archaeological heritage)		Yes	As part of the screening report submitted for this PPS Historic Scotland concluded that it is unlikely that the PPS will have a significant effect on the historic environment. The Council agree with this statement and are of the view that any impact upon cultural or archaeological heritage would be as a result of a site being designated at an earlier stage in the process (ie through the development plan which would also be subject to SEA).
Landscape	Yes		It is considered that this PPS will not impact upon landscape; any impact upon landscape would be as a result of a site being identified for residential purposes at an earlier stage in the process (i.e. through the development plan which would also be subject to SEA). However in the interests of the precautionary principle it has been decided to include this issue in the assessment at this stage.

### 5.3 Assessment framework – SEA objectives & indicators

SEA objectives and indicators are a useful way of describing, analysing and comparing environmental effects. SEA objectives provide a checklist which can be referred to throughout the process of developing the PPS and hence help provide a framework for the overall direction of the PPS. The indicators, which are used in conjunction with the objectives of the PPS, provide a means through which the performance of the PPS can be measured.

The SEA objectives are different from those of the PPS, although there will be instances where both sets of objectives influence each other and on occasions, overlap. The SEA objectives for this assessment will be based upon the issues covered within Schedule 3(6) of the Environmental Assessment (Scotland) Act 2005. Where issues have been scoped out, there is no need to develop SEA objectives associated with those issues as it has already been determined that the impact of the PPS upon them will not be significant.

Table 6 lists the SEA objectives against which the South Ayrshire Council's SPG: Open Space and Designing New Residential Developments will be assessed. The table is not conclusive but subject to consultation outcomes.

**Table 6. Objectives and Indicators**

Objectives	SEA Indicators
<b>Biodiversity, fauna and flora</b>	
<ul style="list-style-type: none"> <li>To conserve and enhance the quality of natural habitats within the area.</li> <li>To avoid damage to any protected sites; flora and/or fauna.</li> </ul>	<ul style="list-style-type: none"> <li>Variety of different species within the area.</li> <li>Is the plan likely to have a significant effect on any protected site, flora and/or fauna?</li> </ul>
<b>Human health</b>	
<ul style="list-style-type: none"> <li>Protect and improve human health through increasing opportunities to access areas of valuable public open space.</li> </ul>	<ul style="list-style-type: none"> <li>Proportion of population within 200/400m of public open space.</li> </ul>

<b>Water</b>	
<ul style="list-style-type: none"> <li>To safeguard and where possible, enhance the water environment.</li> <li>To ensure that sustainable urban drainage schemes (SUDS) are incorporated where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Is the PPS likely to have a significant effect on any watercourse?</li> <li>% of SUDS schemes utilised within new developments.</li> </ul>
<b>Landscape</b>	
<ul style="list-style-type: none"> <li>To conserve and enhance landscape character and scenic value of the area.</li> <li>Protect and enhance the landscape everywhere and particularly in designated areas.</li> <li>Improve the quality of publicly accessible open space.</li> </ul>	<ul style="list-style-type: none"> <li>Area of designated landscapes in association with identified residential sites.</li> <li>Number and area of designated landscape area.</li> </ul>
<b>Material assets</b>	
<ul style="list-style-type: none"> <li>To ensure that rights of way are protected and enhanced where possible.</li> </ul>	<ul style="list-style-type: none"> <li>Number of rights of way accommodated within new residential developments.</li> </ul>

The options, objectives, policies and strategies of the PPS will be assessed against the SEA objectives which will be agreed as part of the scoping stage of the exercise. The assessment will include an analysis of short, medium and long-term effects; permanent and temporary effects; positive and negative effects; and secondary, cumulative and synergistic effects (Schedule 3 of the Environmental Assessment (Scotland) Act 2005).

The intention at this stage would be to utilise a matrix style format with which the SEA objectives will be measured against the options, policies, alternatives and strategies of the PPS. This approach will flag up where there is potential for any of these issues to compromise the agreed SEA objectives.

#### **5.4 Appropriate Assessment**

An Appropriate Assessment of the South Ayrshire Local Plan was undertaken prior to its adoption in 2007. The assessment concluded that the SALP would not have significant negative environmental impacts upon the Natura 2000 network. The PPS will supplement the SALP and will only become relevant where sites have been identified in the local plan for residential development or where a decision is made to allow for the development of a windfall site.

In terms of sites which have been identified within the local plan for residential development, these sites were all taken into consideration when undertaking the Appropriate Assessment of the plan as a whole and it was therefore determined that their inclusion within the plan would result in no adverse impacts upon the conservation objectives of the four Natura 2000 sites within South Ayrshire. In terms of windfall sites, any development would be as a result of a decision being made to allow development on these sites. The content of the PPS would have no role in coming to such a decision and can therefore not be seen as having an adverse impact upon the conservation objectives of the four Natura 2000 sites within South Ayrshire.

#### **5.5 Monitoring Framework**

South Ayrshire Council is required to monitor the significant environmental effects arising from the implementation of the PPS. It is envisaged that a monitoring report will be produced identifying each of the impacts upon the environment as a result of the PPS. Monitoring the environmental impacts of the PPS and attributing them to a particular part of the PPS will help to identify where mitigation work is required.

### **6. Next steps**

This section considers the timescales and methods for public consultation on the emerging PPS and the anticipated timescales for completing and implementing the PPS. It is acknowledged that consultees can and will play an important role in this process and it is vital that the views of everyone who makes comments or suggestions are appropriately dealt with in the interests of transparency.

#### **6.1 Proposed consultation timescales and methods**

Article 6(2) of Directive 2001/42/EC states that “the public...shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the

accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure.” This provides the basis for the consultation process on the content of the PPS and the accompanying Environmental Report.

The intention would be to make both documents available via the Council’s website, main libraries as well as being sent out directly to a wide range of interested parties and people. In addition an advert will be placed in the local press providing details of the PPS and associated Environmental Assessment and information on where a copy of both of these documents can be obtained or viewed.

As per section 16 of the Environmental Assessment (Scotland) Act 2005 there will be a period of “early and effective” public consultation with both the Consultation Authorities and the general public. It is envisaged that a consultation period of eight weeks will be of sufficient length as to provide people with a realistic timescale with which to read the draft PPS and the associated Environmental Report and submit a response.

## **6.2 Anticipated milestones**

It is anticipated that a draft PPS will be produced by the end of June 2008. This will also be accompanied by the Environmental Report. At that stage all of the relevant stakeholders will be invited to make comments on both documents before progressing to an adopted PPS and a finalised Environmental Report. It is anticipated that the period for consultation at this stage will be 4 weeks. This is considered to be appropriate for a PPS of this type. All of the comments submitted will be taken into account in developing the final version of the PPS taken forward for adoption.

## **6.3 Framework for analysing consultees and their comments**

It is clear that the comments from consultees can add value to the process. It is important to engage those people that will be directly affected by the content of the PPS to ensure that they are given an opportunity to have an input into the process and to raise any concerns they may have. The Council is charged with the responsibility of ensuring that those comments which are judged to be worthwhile are taken account of. A full commentary will be provided where comments/suggestions are dismissed or where they are incorporated within the adopted PPS including the reasons why.

It is likely that a table will be used similar to the example shown below to show where comments have been taken on board and where they have been dismissed.

<b>Summary of comment</b>	<b>Relevance to the PPS</b>	<b>Compatibility with PPS objectives</b>	<b>Compatibility with SEA objectives</b>	<b>Reason for dismissing comment/suggestion</b>	<b>Reason for incorporating comment/suggestion within adopted PPS</b>	<b>Any additional comments</b>

## **7. Appendices**

### **7.1 Appendix 1**

#### **Identified housing sites**

##### **H2A**

Holmston Road, Ayr  
McCall's Avenue (west), Ayr  
McCall's Avenue (east), Ayr  
Former Seafield Hospital, Ayr  
Seaforth Road, Ayr  
Viewfield Road, Ayr  
Victory Crescent, Dailly,  
Former Primary School, Dundonald  
Coalpots Bridge, Girvan  
Main Street, Kirkoswald  
East Road, Prestwick

##### **H2B**

Weston Avenue, Annbank  
Gowlands, Barrhill  
Doonholm Road, Ayr  
Coalpots Road, Girvan  
Bolestyle Road, Kirkmichael  
Longhill Farm, Ayr  
Main Street, Colmonell  
Main Street, Barrhill  
Hole Raod (west), Coylton  
Mauchline Road, Mossblown  
Baird Road, Monkton  
Knockbreck Road, Straiton

##### **H3A**

North east Troon

##### **H3B**

Greenan

Other sites are also likely to come forward throughout the period of the local plan and thus the PPS would have an influence upon such sites.

