

Appendix G (i): Guidance on Scoring of Constraints within LAF

<u>ASSESSMENT THEME</u>	<u>METHOD</u>	<u>LIMITATIONS</u>
1.Landscape Assessment	Map based exercise, identifying instances where features which add to South Ayrshire's cultural heritage (e.g. coast, water bodies, and geological features) may be compromised as a result of development, or where development is proposed in a rural setting.	Using maps does not allow for an all encompassing landscape assessment, while, conducting over 200 site visits would not be a practical solution to this in terms of time constraints
2. Coalescence	Map based exercise, identifying potential for settlements to merge as result of development.	None noted
3. Ribbon Development	Map based exercise with the aim of discouraging linear development along transport links in future development proposals.	Ribbon development may appear less obvious on a map.
4. Settlement/boundary issues	Achieved using maps to highlight instances where new settlements may begin to emerge, particularly in the Green Belt	None noted
5. Site Access	Maps were used to identify cases where site access may be an issue. Poor scores were awarded to sites which were inadequately connected to a road networks or where site access was likely to stem from a major road or on a bend.	<ul style="list-style-type: none"> • Site visits to each location are desirable, but time consuming. • As the proposals for each site may deviate, it is difficult to assess whether or not site access is likely to be an issue
6. Public Transport Access	This theme was removed from the scoring matrix due to its similarity to the 'Distance to Public Transport Node' theme (see no. 8)	N/A
7. Road Network-Capacity	Maps were used in this theme to assess instances where the road network may lack in capacity to appropriately serve the proposal site.	<ul style="list-style-type: none"> • Site visits to each location are desirable, but time consuming. • As the proposals for each site may deviate, it is difficult to assess whether or not road capacity is likely to be an issue.
8. Distance to Public Transport Node	A layer displaying bus stops within South Ayrshire as well as the various sites was utilised on GIS software. GIS was then used to measure the distance from a central area of the site to the closest bus stop via transport corridors. Distances exceeding 1400 m were given a poor score.	<ul style="list-style-type: none"> • There is potential for inaccuracies when using the measuring icon on GIS systems • The GIS may be slightly dated and transport nodes may have relocated since the software was introduced.
9. Distance to Local Amenities	Once the GIS layer was added displaying the sites, the measuring icon was utilised to measure the distance to local amenities. Distances exceeding 1400 m were given a poor score.	<ul style="list-style-type: none"> • Local amenities differ depending on circumstances and lifestyle i.e. post office, school, pub • Amenities such as a local shop are not highlighted in GIS software or maps. • There is potential for inaccuracies when using the measuring icon on GIS systems
10. Flood Risk	Flood Maps provided by the Scottish Environmental Protection Agency (SEPA) were used to identify key flood risk areas.	Climate Change continues to raise sea levels and lead to unpredictable flash flood events which makes flood risk mapping indicative only
11. Sewerage and Water Infrastructure	Correspondence with SEPA allowed SAC to identify sites which may have sewerage or water infrastructure issues and score appropriately.	None noted
12. Quality of Agricultural land	Assessed using maps created by the Macauley Institute for Soil Research	None noted
13. Scheduled Ancient Monuments	Assessed using a GIS layer showing Scheduled Ancient Monuments and from correspondence with	None noted

	West of Scotland Archaeological Service (WOSAS) and Historic Scotland. Sites in close proximity or unlikely to upset the character of a scheduled monument were scored -1, while sites which contained such a monument were scored -2.	
14. Archaeology	Correspondence with WOSAS was key for this theme, giving an in depth account of archaeological issues at each site allowing an evidence based assessment to be made. Sites which had no evidence of any archaeological remains, but were suspected of containing some were still scored 0.	None noted
15. Historic Gardens and Designed Landscapes	GIS maps highlighting the location of Historic Gardens and Designed Landscapes within South Ayrshire was utilised in scoring this theme.	None noted
16. SSSI's	A GIS layer displaying the SSSI's within South Ayrshire was adopted in assessing this theme. Those sites which were not contained within a SSSI, though had the potential to upset the character of the site were scored -1.	None noted
17. Natura 2000 Sites	Natura 2000 Sites encompass Special Protection Areas and Special Areas of Conservation. These themes are available as GIS layers and were scored on a similar basis as SSSI's	None noted
18. Local Natural Heritage Value (LNHV) Sites	LNHV's encompass Wildlife Sites, Provisional Wildlife Sites and Ornithological Sites. A number of maps are available, highlighting these sites.	None noted
19. Health	This was assessed using the Draft Core Paths Plan and assessing access to public open space to gauge potential Human Health issues associated with each site.	Due to the Draft status of the Core Paths Plan, it is possible that the core paths may change.
20. Air	The 2009 Air Quality Updating and Screening Assessment for South Ayrshire Council was used to gain air quality figures for a number of the sites.	Information was not available for all of the 200+ sites.
21. Climatic Factors	Climatic Factors were assessed with reference to the proposed development and the size of the site.	Significant limitations were associated with this theme, as it was considered that development at every site would lead to a minor contribution of Greenhouse Gases, while none of the proposed sites would lead to a great volume of Greenhouse Gases.
22. Material Assets	GIS maps were used to identify reserves of coal, Building Stone, Fireclay etc. However, these material assets are considered to be in plentiful supply locally and therefore no sites were given a scoring of -2	None noted
23. Noise	Noise maps retrieved from 'Scottish Noise Mapping' were available to identify noise issues within the A77 Ayr by-pass area and Prestwick Airport, while central areas of urban conurbations were assumed to have	A major constraint was the lack of data out with the A77 and Prestwick airport areas. Rural areas and villages were subsequently scored at 0 as a result of

	<p>moderate noise issues, therefore assessed at -1. PAN 56 Planning and Noise was referred to in obtaining noise measurement figures, stating that 35db are recommended to allow for sleep. Therefore this was the maximum cut off for a score of 0.</p> <p>There were two elements to assessing noise related issues; there is the impact which the existing surrounding area would have upon the proposed development and there is the impact which the proposed development would have upon the existing surrounding area. Both of these issues were considered.</p>	this.
24. Open Space	<p>Areas of public open space were assessed on maps in relation to the site. Sites identified within an area of public open space were scored at -2, while those considered to have a detrimental impact due to proximity were scored at -1. A distance of 500 m measured on the GIS was used to assess this.</p>	None noted
25. Central Scotland Green Network (CSGN)	<p>The CSGN has been identified as a National Development within NPF2, encompasses a vast area within South Ayrshire in an attempt to improve the economy, quality of life, and environment. A map was produced by SAC outlining the key assets available for inclusion within the CSGN, including cycle networks, major roads, golf courses and public open space. Sites were then scored depending on their proximity to sites identified for inclusion in the CSGN.</p>	<p>CSGN is at an early stage nationally, therefore, it is difficult for SAC to predict the how the CSGN will fit in to local planning. Moreover, a southern boundary within South Ayrshire is yet to be identified.</p>
26. Listed Buildings	<p>Where a site is identified as containing a listed building/structure, or where a site affects the setting of a listed building, it is recognised that the development of that site may have potential to adversely impact on the character and appearance of that building structure. Sites were generally scored on the basis that the potential impact was moderate, not significant. Only where a development proposal comprises the development of a listed building and its curtilage was a potentially significantly adverse impact identified. This is order to take account of the fact that, at this stage, where details for the development proposal are unknown, it may or may not be the case that the site has a negative (or positive) impact. A more detailed analysis will determine the likelihood of significant impact, at a later stage in SEA. Consideration was given in the scoring system to the category of listing.</p>	<p>The impact of the development on a listed structure cannot be known, fully, until details of the development are submitted. This cannot be known until planning application stage.</p>
27. Conservation Areas	<p>Where a site is within a conservation area, or where a site affects the setting of a conservation area, it is recognised that the development of that site may have potential to adversely impact on the character and appearance of that conservation area (either positively or negatively). Sites were generally scored on the basis that the potential impact was moderate, not significant. This is order to take account of the fact</p>	<p>The impact of the development on a conservation area cannot be known, fully, until details of the development are submitted. This cannot be known until planning application stage.</p>

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