

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Scoping Opinion of South Ayrshire Council for the proposed development at Corton, Ayr

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1. Introduction

South Ayrshire Council received a request under Regulation 17 of The Town and Country Planning (Environmental Impacts Assessment) (Scotland) Regulations 2017 ('The Regulations') for a scoping opinion in respect of a proposed development at Corton, Ayr. The purpose of this scoping opinion is to provide the applicant with details of what the Council considers to be the main issues and therefore the issues upon which the EIA Report should focus.

As part of the process of preparing this scoping opinion the Council has consulted with a wide range of agencies (both statutory and non-statutory). Each of the consultees has provided a response relating to their own particular remit and they are attached to the scoping opinion for your information. Please note that the responses submitted by the consultation authorities form part of the scoping opinion and should therefore be read in full.

As is evidenced by the wide range of consultees, there are a number of issues associated with this proposal which require to be addressed within the EIA Report. This cover note summarises what the Council considers to be the issues upon which there will be likely significant effects, and therefore those upon which the EIA Report should focus.

2. Description of the development

The proposal is for a mixed use development which is expected to include the following elements:

- Residential: comprising approximately 861 homes with associated infrastructure and engineering works;
- Retail: approximately 5,207sqm gross internal floorspace, comprising 2,600sqm food retail and 2,607sqm of non-food retail;
- Class 3 restaurant: approximately 1,500sqm gross internal floorspace;
- Pub/Restaurant: approximately 800sqm gross internal floorspace;
- Primary school: potential maximum capacity of 840 pupils; and
- Park and ride facility: approximately 1.16ha

Access to the development site is proposed to be taken from the A77 via a new roundabout along with access from Corton Road.

3. Planning policy context

In developing the proposal and preparing the EIA Report, particular regard should be afforded to the relevant provisions of Scottish Planning Policy (SPP), The Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2017, Circular 1/2017: The Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2017 as well as other relevant national policy guidance; the provisions of the South Ayrshire Local Development Plan and other material planning policy considerations.

The proposed development site is located within a larger area of land which is known as South East Ayr and is identified under LDP Policy: Maintaining and Protecting Land for Housing of the South Ayrshire Local Development Plan (SALDP) as a housing release site. The SALDP notes that development on the wider South East Ayr site will take place in accordance with an overall masterplan and the provision of the necessary infrastructure.

Within and immediately surrounding the proposed development site there are a limited number of environmental constraints. However, given the scale of the proposed development, effects are likely to extend over a large area and the construction process will last for a considerable period of time, further emphasising the extent of any effects.

4. Consideration of alternatives

Schedule 4, paragraph 2 of the Town and Country Planning Environmental Impact Assessment (Scotland) Regulations 2017 requires that all EIA Reports should include information on the main alternatives studied and an indication of the main reasons for choosing the selected option, with

reference to the environmental effects. The applicant should therefore include details of the alternative approaches to development which have been considered.

5. Landscape Implications

The EIA Report should assess the landscape implications of the proposed development using the most up-to-date methods and best practice. This process should be used in order to, in part, dictate the layout of the development, employing any mitigation measures which minimise adverse impacts upon the landscape character of the area. If developed, the site would be crucial both in terms of providing a landscape setting for Ayr and in terms of how the town would be perceived by those travelling along the A77. It is therefore important that the site is welcoming and of high environmental quality. Landscaping will be one of the key components of the site in this regard.

The site is located adjacent to the locally designated scenic area. Within and around this designation proposals are carefully assessed in terms of their landscape and visual implications, due to the sensitive nature of the scenic area.

The scoping request identifies nine viewpoints which will be included as part of the landscape and visual impact assessment for the proposed development. Consultation with SNH will be necessary as part of the EIA Report and planning application process. The applicant should agree viewpoints with both South Ayrshire Council and SNH prior to preparing the environmental statement.

6. Cumulative Effects

The EIA Report should include an assessment of the cumulative effects of the proposed development. Of particular concern are the potential cumulative effects which could arise in conjunction with the other sections of the proposed 'South East Ayr' development, in terms of landscape, infrastructure, traffic and transportation and noise.

7. Aviation

There are no aviation concerns with the proposed development that cannot be addressed through the planning application.

8. Design Principles

The layout of the site should be designed so as to minimise the impact of the development upon key environmental features, significant views and sites designated for their ecological, historical, cultural or scenic qualities. The principles to be adopted in the design process should be made explicit within the EIA Report.

The applicant may wish to give consideration to producing a design and access statement as part of the EIA process in order to demonstrate how ecology, landscape, drainage and access has informed the development layout.

In addition it should be noted that a Scottish Gas High Pressure Pipeline runs in a north south direction through the site and further investigation will be required to ensure any proposed development takes account of the pipeline and any required safety requirements.

9. Nature Conservation Designations

There are no nature conservation designations within the boundaries of the proposed development site. There are wildlife sites to the west of the site which could potentially be affected by the proposed development. The EIA Report should therefore assess any implications for wildlife sites 76 and 77 and the mitigation measures that can be employed in order to avoid or reduce any potentially adverse effects.

It is noted that a Phase 1 Habitat Survey was undertaken in 2012 and was thereafter updated in 2013. It is of relevance that previous surveys undertaken have indicated the presence of bats and otters within the site.

It is welcomed that the submitted Scoping Report states that the following surveys will be undertaken:

- Phase 1 Habitat Update
- Bat
- Otter
- Badger
- Water Vole
- Breeding Birds
- Invertebrates

SNH and South Ayrshire Sustainable Development have confirmed that they agree with the proposed surveys and methodologies.

10. Soils

A small area at the south western corner of the site is identified as prime quality agricultural land. The proposed development will result in the loss of this land for agricultural purposes.

11. Short-term Impacts

The environmental statement should assess impacts upon the surrounding area during the construction phase in terms of any potential for, inter alia, flooding, road congestion, noise, vibration and pollution.

The consequence of construction works should be assessed and addressed by means of a method statement, environmental management plan, mitigation programme, reinstatement measures and monitoring regime.

The effects of construction activities on water quality should be assessed, to avoid in particular, sedimentation and accidental spillages. Any private water supplies should be protected during and after construction. The development should maximise the use of secondary aggregates or recycled materials and the production of waste materials should be minimised.

12. Forestry

There will be no likely significant effects upon forestry.

13. Built and cultural heritage resources

Retention of historic buildings within the development site is supported however, in terms of the wider impact on the built and cultural heritage, it is considered that the proposed development is unlikely to have any significant impacts. The response from Historic Environment Scotland further demonstrates this stance.

14. Tourism/ Recreation and Public Access Resources

The EIA Report should address the consequences of the development for users of the countryside and its direct and indirect impacts on tourism and recreational interests and resources in the vicinity.

The viewpoint adjacent to the Brown Carrick Hill provides views to the north over Ayr and beyond and is one of the most locally important viewpoints. It is noted that this is one of the proposed viewpoints contained within the scoping report.

The application site contains a local path which links the A713 with Glengall Lane. It is noted that the preliminary drawing for the layout of the site encompasses this route within it, albeit in an

amended form. Connections from the east of Maybole Road to the Hospital underbridge and the national by way to Dalrymple should be incorporated.

15. Access issues

The environmental statement should contain details of the access arrangements for the site, both during construction and following completion of the proposed development. This process should be used in order to identify any adverse impacts upon the surrounding environment, including the potential for congestion on the surrounding road network, and any subsequent mitigation measures which could be employed in order to avoid or reduce any potentially adverse effects. It is recognised that there will be overlaps with the Transport Assessment to be submitted as part of the planning application.

16. Traffic and transportation

The EIA Report should assess the impact of the construction and operational phases of the proposed development on the public road network in terms of the effects of the additional vehicular traffic generated, on traffic management, road safety, road layout and road condition.

The EIA Report should contain details of the routes considered for the delivery of materials and impacts upon the road network. The EIA Report should address access issues, particularly those impacting upon the trunk road network, potential stress points at junctions, approach roads, bridges and site compound areas etc.

It is noted that a Transport Assessment will be submitted as part of the planning application.

17. Noise, Vibration and Lighting

The environmental statement should explore potential impacts upon sensitive receptors in terms of noise and vibration during both the construction and operational phases of the proposed development. Operational and construction traffic noise should be assessed by considering the increase in traffic flows. The applicant may wish to give consideration to undertaking a noise impact assessment as part of the environmental statement.

The need for a noise impact assessment is perpetuated by the possibility that the noise generated by construction works could disturb patients within the nearby Ailsa, Ayr and Carrick Glen hospitals.

It is noted that the EIA Report will include a chapter which will consider Construction Impacts including noise, vibration, lighting, dust and impact on the water environment. Environmental Health have advised that they agree with the proposed methodologies which relate to noise, vibration and lighting.

18. Flooding and Drainage

The Council's screening opinion identifies that there is a flood risk area within the proposed development site. It is noted that it is intended that Flooding and Drainage Issues will be considered within a submitted Flood Risk Assessment and not within a specified chapter of the EIA Report. In principle this approach is considered acceptable however we would request that details are included within the EIA Report which details how the development has been designed to address any identified flood risk constraint. SEPA also make a similar request.

19. Consultation responses

A consultation exercise has been conducted with all of the relevant consultees. All of the responses received are included as an appendix to this document. The issues raised within each of these responses should be carefully considered and addressed within the Environmental Statement. Responses from the following organisations and services were received:

- Scottish Environmental Protection Agency

- South Ayrshire Council Environmental Health
- South Ayrshire Council Sustainability
- Ayrshire Roads Alliance
- Scottish Natural Heritage
- Scottish Water
- Historic Environment Scotland
- Health and Safety Executive

20. Conclusions

It is apparent that there are a relatively small number of definitive constraints associated with the proposed development. The potential for likely significant effects clearly stems from the size of the proposed development and the issues which this introduces, along with the potential cumulative effects (in conjunction with the remainder of the South East Ayr site). The main issues of concern relate to amenity, noise, the surrounding road network (including during what would be a long construction phase), landscape and flooding. These issues are all covered in detail by the relevant consultation bodies.

Annex 1 – Comments received by consultation authorities

Statutory consultee comments

Scottish Environmental Protection Agency

Town and Country Planning (Scotland) Acts Scoping Opinion in respect of a proposed development Land south east of Ayr, South Ayrshire (Corton)

Thank you for consulting SEPA on the scoping opinion for the above development proposal on 20 July 2017. We would welcome engagement with the applicant at an early stage to discuss any of the issues raised in this letter.

We consider that the key issues outlined below must be addressed in the Environmental Impact Assessment process. To avoid delay and potential objection the information set out in the sections below must be submitted in support of the application.

While all of the issues should be addressed in the EIA Report, there may be opportunities for several of these to be scoped out of detailed consideration. The justification for this approach in relation to specific issues should be set out within the EIA Report.

We would welcome the opportunity to comment on the draft EIA Report. Please note that we can process files only of a maximum size of 25MB and therefore, when the EIA Report is submitted, it should be divided into appropriately sized and named sections.

1 Flood Risk

The site should be assessed for flood risk from all sources in line with Scottish Planning Policy (Paragraphs 254-268). The Flood Maps for Scotland are available to view online and further information and advice can be sought from your local authority technical or engineering services department and from our website.

Whilst we note it is not intended to include a flood risk chapter within the EIA Report, as this is to be considered within separate assessments including a flood risk assessment (FRA), we would expect sufficient information to be presented within the EIA Report to outline how the development has been designed to address any flood risk constraint identified within the FRA in line with the requirements of SPP.

Please note that the FRA itself must be carried out following the guidance set out in the document Technical flood risk guidance for stakeholders. We also expect that this assessment take cognisance of any proposed watercourse engineering works (e.g. for the purposes of site access) require to facilitate the development.

2 Protection of the Water Environment

In order to meet the objectives of the Water Framework Directive (WFD) of preventing any deterioration and improving the water environment, developments should be designed to avoid engineering activities in the water environment wherever possible. The water environment includes burns, rivers, lochs, wetlands, groundwater and reservoirs. We prefer the water environment to be left in its natural state with engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams avoided wherever possible.

We require it to be demonstrated that every effort has been made to leave the water environment in its natural state. Engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams should be avoided unless there is no practicable alternative. Paragraph 255 of SPP deters unnecessary culverting. Where a watercourse crossing cannot be avoided, bridging solutions or bottomless or arched culverts which do not

affect the bed and banks of the watercourse should be used. Further guidance on the design and implementation of crossings can be found in our [Construction of River Crossings Good Practice Guide](#). Other best practice guidance is also available within the water [engineering](#) section of our website.

We would also highlight that any engineering activities proposed in the vicinity of a watercourse must be undertaken in accordance with the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR). We therefore recommend that a site survey of existing water features and a map of the location of all proposed engineering activities in the water environment be included in the EIA Report or planning submission. A systematic table detailing the justification for the activity and how any adverse impact will be mitigated should also be included. The table should be accompanied by a photograph of each affected water body along with its dimensions. Justification for the location of any proposed activity is a key issue for us to assess at the planning stage.

For information, we are aware that a licence has previously been granted (CAR/L/1087646) for watercourse crossings and a section of realignment associated with development at this site. The works authorised by this licence have not commenced yet but could be incorporated into the new proposals or at least provide an indication of the bridging solutions we would expect to be utilised. If the new developer intends to utilise this licence then it will need to be transferred to them. We recommend that the applicant refer to [CAR A Practical Guide](#) and engages with our regulatory services team (see Section 10.3 below) for further advice regarding the regulatory requirements associated with the site.

Where developments cover a large area, there is usually opportunities to incorporate improvements in the water environment required by WFD within and/or immediately adjacent to the site either as part of mitigation measures for proposed works or as compensation for environmental impact. We encourage applicants to seek such opportunities to avoid or offset environmental impacts. Improvements which might be considered could include the removal of redundant weirs, the creation of buffer strips and provision of fencing along watercourses. Fencing off watercourses and creating buffer strips both helps reduce the risk of diffuse water pollution and affords protection to the riparian habitat. Further guidance on buffer zones to water bodies is included within our [Planning Guidance on the Water Framework Directive including River Basin Planning](#).

3 Surface Water Drainage

The treatment of surface water runoff by sustainable drainage systems (SUDS) is a [legal requirement](#) for most forms of development, however the location, design and type of SUDS are largely controlled through planning. We encourage surface water runoff from all developments to be treated by SUDS in line with Scottish Planning Policy (Paragraphs 255 and 268), [PAN 61 Planning and Sustainable Urban Drainage Systems](#), [PAN 79 Water and Drainage](#) and South Ayrshire Council LDP Policy: Flooding and Development. SUDS help to protect water quality, reduce potential for flood risk and release capacity in the public sewerage network where the alternative is use of combined systems. Discharges to combined sewers should be avoided to free up capacity for waste water discharges.

The SUDS treatment train should be followed which uses a logical sequence of SUDS facilities in series allowing run-off to pass through several different SUDS before reaching the receiving waterbody. In this regard, any proposed discharge of surface water to the water environment must also be in accordance with the principles of the SUDS Manual (C753), which was published by CIRIA in November 2015, and comply with the terms of CAR. Further information on this matter can be found on our [website](#). The design of the drainage system must be site specific and dependent upon the contaminants at the site, the remediation strategy and the risks posed by any residual contamination, in addition to the normal design considerations.

Whilst we note that '*Drainage and SuDS design work will be undertaken by the project civil engineers*' we would highlight that it is important to ensure that adequate space to accommodate SUDS is incorporated within the site layout. Consideration should be given to

this matter early in the EIA/planning process when proposals are at their most fluid and modifications to layout can be easily made with less expense to the developer. Sufficient information should be included with the EIA Report to set out the proposed surface water drainage strategy. We therefore note and welcome the intention to outline proposed SUDS measures within the Project Description chapter of the EIA Report.

Please note that run-off from areas subject to particularly high pollution risk (eg yard areas, service bays, fuelling areas, pressure washing areas, oil or chemical storage, handling and delivery areas) should be minimised and directed to the foul sewer. Where run-off from high risk areas cannot be directed to the foul sewer we can, on request, provide further site specific advice on what would be the best environmental solution.

We also recommend that comments be sought from the local authority roads department and the local authority flood prevention unit on the acceptability of post-development runoff rates for flood control. Additionally, advice from Scottish Water should be sought where the SUDS proposals would be adopted by them. We encourage the design of SUDS to Sewers for Scotland Second Edition standards and the adoption of SUDS features by Scottish Water as we are of the view that this leads to best standards and maintenance.

4 Foul Water Drainage

Our expectation is that foul drainage from the site be discharged to the public sewerage system. In this regard the applicant should consult with Scottish Water. It is the responsibility of Scottish Water to ensure that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows.

5 Pollution prevention and environmental management

One of our key interests in relation to major developments is pollution prevention measures during the periods of construction, operation, maintenance, demolition and restoration. The construction phase includes construction of access roads, borrow pits and any other site infrastructure.

The applicant should, through the EIA process or planning submission, systematically identify all aspects of site work that might impact upon the environment, potential pollution risks associated with the proposals and identify the principles of preventative measures and mitigation. This will establish a robust environmental management process for the development. A draft Schedule of Mitigation should be produced as part of this process. This should cover all the environmental sensitivities, pollution prevention and mitigation measures identified to avoid or minimise environmental effects. Please refer to the [Pollution prevention guidelines](#).

A Construction Environmental Management Plan (CEMP) is a key management tool to implement the Schedule of Mitigation. We therefore welcome the intention to produce a draft CEMP, as outlined in Section 4 of the Scoping Report, and submit this with the EIA Report. We recommend that the principles of this document are set out in the EIA Report outlining how the draft Schedule of Mitigation will be implemented. This approach provides a useful link between the principles of development which need to be outlined at the early stages of the project and the method statements which are usually produced following award of contract (just before development commences).

The applicant should be aware that it is a requirement of CAR to provide a SUDS system throughout the construction phase of the development to ensure adequate protection of the water environment. The system should comply with the Rules detailed in GBR's 10 & 11. Suitable pollution control measures should be employed wherever there is an identifiable risk to the water environment. This must give particular consideration to contaminated surface water run-off arising from earthworks, roads, drainage, compounds, concrete. Reference should also be made to the relevant Guidance for Pollution Prevention (GPPs) Notes available via our [website](#) and to the CIRIA publication C715 "Environmental Good Practice On Site – Pocket Book".

Best practice advice developed by The Highland Council (in conjunction with industry and other key agencies) on the Construction Environmental Management Process is available in the guidance note Construction Environmental Management Process for Large Scale Projects.

6 Disruption to Wetlands including Peatlands

As set out in Section 6 of the Scoping Report we understand that *'further surveys are proposed to provide an up to date assessment of habitats and species'* and that in this regard a walkover is proposed to update the Phase 1 Habitat Surveys previously undertaken for the site. Whilst we acknowledge, as stated in Section 6.24 of the Scoping Report, that the previous *'Phase 1 Habitat Survey did not indicate a presence of marsh (only a small element of marshy grassland), bog, or groundwater dependant terrestrial ecosystems'* we consider this to be an appropriate approach.

The guidance A Functional Wetland Typology for Scotland should be used to help identify all wetland areas. If wetlands are found to be present within the updated survey a National Vegetation Classification (NVC) should be completed and reference made to Appendix 2 (which is also applicable to other types of developments) of our Planning guidance on windfarm developments to identify if wetlands are groundwater dependent terrestrial ecosystems (GWDTE). The results of these findings should be submitted, including a map with the proposed infrastructure overlain on the vegetation maps, to clearly show which areas will be impacted and avoided. It is our expectation that if there are wetlands or peatland systems present on site, the EIA Report or planning submission should demonstrate how the layout and design of the proposal will avoid impact on such areas.

7 Invasive Non-Native Species (INNS)

Section 6.8 of the Scoping Report states that *'Japanese Knotweed and Giant Hogweed occur, and both species have been under treatment for eradication with ongoing monitoring still taking place'*. In this regard all reasonable steps must be taken to prevent non-native species from escaping or spreading from the development site. The applicant should carefully follow the relevant guidance regarding any proposed eradication and disposal of INNS. Should further advice be required we recommend that the contractor contact our regulatory services team for further information.

Additional guidance on this matter is available within On-site management of Japanese Knotweed and associated contaminated soils and Biosecurity and management of invasive non-native species for construction sites and Controlled Activities.

8 District Heating, low or zero carbon heat networks

In order for the government's renewable energy and heat demand targets to be met, it is important that all types of new development consider the role they play in using heat from renewable sources. Paragraph 154 of SPP states that the planning system should support the transformational change to a low carbon economy including deriving *"11% of heat demand from renewable sources by 2020"* and supporting *"the development of a diverse range of electricity generation from renewable energy technologies – including the expansion of renewable energy generation capacity – and the development of heat networks"*.

We have recently published new development management guidance on Heat Networks and District Heating, supported by a background paper, setting out our expectations to support the achievement of these targets in line with our duties under the Climate Change (Scotland) Act 2009. We require that new substantial development ensure that their heat demand is met through district heating networks subject to the outcomes of feasibility statement prepared in line with the Scottish Government's Planning Advice on Heat. Any future planning application for the site should be supported by sufficient information to demonstrate how it is proposed to address this issue at the development site.

9 Air Quality

We understand that it is not intended to include an Air Quality chapter within the EIA Report and that the assessment associated with the previous development proposal (submitted under 14/00220/PPPM) found that the predicted additional traffic movements generated by the development would have "*no significant adverse impacts on local air quality levels*". However, considering there will be a new roundabout off the A77, 861 homes and over 7,000 square metres of retail space it is our view that the impact on local air quality should be assessed as part of the EIA/planning submission using industry standard modelling (not screening modelling) due to the increased levels of traffic this development has the potential to generate. The local authority is the responsible authority for local air quality management under the Environment Act 1995 and therefore we recommend that Environmental Health within the local authority be consulted regarding this matter.

They can advise on the need for this development proposal to be assessed alongside other developments that could contribute to an increase in road traffic. They can also advise on potential impacts such as exacerbation of local air pollution, noise and nuisance issues and cumulative impacts of all development in the local area. Further guidance regarding these issues is provided in Scottish Planning Specific Advice (2004) available on the Scottish Government's Planning website entitled [Air Quality and Land Use Planning](#).

10 Regulatory advice for the applicant

Any waste materials imported to the site during construction must be stored and used only in accordance with a waste management licence or exemption under the Waste Management Licensing (Scotland) Regulations 2011. These requirements should be considered in respect of the proposed reprofiling of the site to facilitate the development. Similarly, any waste materials removed from the site must be disposed of at a suitably licensed or exempt waste management facility in accordance with these Regulations.

For information, you may need to apply for a construction site licence under CAR for water management across the whole construction site. These will apply to sites of 4ha or more in area, sites 5 km or more in length or sites which contain more than 1ha of ground on a slope of 25 degrees or more or which cross over 500m of ground on a slope of 25 degrees or more. It is recommended that you have pre-application discussions with a member of the regulatory team in your local SEPA office.

Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:

31 Miller Road
Ayr
KA7 2AX

Tel: 01292 294 000

If you have any queries relating to this letter, please contact me by telephone on 01698 839 000 or e-mail at planning.sw@sepa.org.uk.

South Ayrshire Council Environmental Health

The methodologies in the scoping report are fine for us for noise, vibration and lighting.

South Ayrshire Council Sustainability

Thanks for sending through the EIA scoping request. I have reviewed the summary of environmental and technical information that the consultant will collect in order to establish the context of the site and

assess any potential significant adverse environmental effects. My review has focussed on **Chapter 6 – Ecology**.

The ecology assessment work is being carried out on by JDC Ecology Ltd. The information they have provided in the scoping request is extensive and I have nothing to add over and above it. The study will be made much easier by the fact that Phase One Habitat surveys have already been conducted for the Corton site in 2012 and 2013, so the ecologist already has an idea of the main issues. Obviously surveys for mobile species carry a fixed term of validity, generally 12 months, so the developer has committed to re-conducting all relevant and necessary surveys at appropriate times for the species in question during 2017-18.

The envisaged mitigation measures identified are extensive; these will obviously be reviewed anyway once the results of the surveys are collected.

Ayrshire Roads Alliance

Apologies for the delay in responding – I am in general acceptance with the proposed scope of the EIA for Corton from a Traffic and Transportation. Furthermore, I have discussed with Scott Greig and confirm that the proposals relating to flooding are also acceptable.

I trust that this allows you to respond – happy to discuss further as required.

Scottish Natural Heritage

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Scoping Opinion Consultation - Proposed development on an area of land to the south east of Ayr - Corton - South Ayrshire

Thank you for consulting Scottish Natural Heritage (SNH) over the above scoping opinion request. We note that the EIA will be to assess the potential impact of a Planning Permission in Principle application and as such will lack details of the final proposals.

I have reviewed the submitted scoping report and I trust that the following comments are helpful:-

1. We note that the landscape appraisal has taken into account the findings of the South Ayrshire Landscape Character Assessment.
2. We agree with the proposed selection of viewpoint sites.
3. The report sets out a range of biological surveys and methodologies. I can confirm that we agree with the range of proposed surveys and the suggested methodologies, this will form an adequate basis for the assessment of the impacts.
4. As the master plan for the development does not appear to be finalised at this stage, SNH recommend that the results of the Environmental Assessment are used to guide development of the site master-plan including the distribution of structural green spaces, the access routes and the drainage plans. The aim being to maximise the retention and enhancement of the biodiversity interests that may be present on the site.
5. Where possible, the internal planning should also integrate with the surrounding countryside and future phases of the South East Ayr development. Please see our website on green infrastructure. <http://www.snh.gov.uk/planning-and-development/>

Scottish Water

Corton, Ayr – Scoping Opinion

Thank you for consulting with Scottish Water regarding the above proposed development.

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed development.

Scottish Water Assets

A review of our records indicates that there is a 375mm concrete combined sewer and a 225mm combined sewer cutting across the site. The supply for High Corton Farm is also shown cutting right across the site. If any modification is required to the surrounding road network, this may conflict with several trunk mains including a 15" cast iron, a 500mm water main and part of a 63mm water main.

The location of Scottish Water assets (including water supply and sewer pipes, water and waste treatment works etc.) should be confirmed through obtaining detailed plans from our Asset Plan Providers. Details of our Asset Plan Providers are included in Annex 1.

All Scottish Water assets potentially affected by the development should be identified, with particular consideration being given to access roads and pipe crossings. If necessary, local Scottish Water personnel may be able to visit the site to offer advice. All of Scottish Water's processes, standards and policies in relation to dealing with asset conflicts must be complied with.

In the event that asset conflicts are identified then early contact should be made with the Scottish Water Asset Impact Team (AIT) at **service.relocation@scottishwater.co.uk**. All detailed design proposals relating to the protection of Scottish Water's assets should be submitted to the AIT for review and written acceptance. Works should not take place on site without prior written acceptance by Scottish Water.

Annex 1 includes a list of precautions to be taken when working within the vicinity of Scottish Water assets. This list of precautions is not exhaustive but should be taken into account as the development progresses through the planning and development process.

Sustainable Drainage Systems

The Sewerage (Scotland) Act 1968 as amended requires Scottish Water to actively progress requests to vest Sustainable Drainage Systems (SUDS) where those assets meet our specification. All new development proposals intended for vesting need to comply with our statutory requirements and associated technical specifications, as set out in Sewers for Scotland 3rd Edition. Guidance on SUDS is available in the Water Assessment and Drainage Guide prepared by the Sustainable Urban Drainage Scottish Working Party (SUDSWP).

Connection to Scottish Water's Network

A Water Impact Assessment (WIA) and Drainage Impact Assessment (DIA) may be required for the proposed development to understand the effect on the existing Scottish Network and what upgrades would be required to support the proposed development. It is therefore recommended that the developer contacts our Development Operations Team on **0800 389 0379** or via email at **developmentoperations@scottishwater.co.uk** as soon as possible to discuss their proposed development. It should be noted that granting of planning consent does not guarantee a connection to the Scottish Water network.

Once all water and wastewater requirements for the development are understood, connections for any commercial premises will need to be applied for to Scottish Water via an appointed Licence Provider.

If you have any questions relating to the above, or in relation to the information presented in Annex 1, please do not hesitate to contact me.

Historic Environment Scotland

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
Corton, Ayr PPP

Request for EIA Scoping Opinion

Thank you for your consultation which we received on 20 July 2017 about the above scoping report. We have reviewed the details in terms of our historic environment interests. This covers world heritage sites, scheduled monuments and their settings, category A-listed buildings and their settings, inventory gardens and designed landscapes, inventory battlefields and historic marine protected areas (HMPAs).

Your archaeological and cultural heritage advisors will also be able to offer advice on the scope of the cultural heritage assessment. This may include heritage assets not covered by our interests, such as unscheduled archaeology, and category B- and C-listed buildings.

Proposed Development

We understand that the proposed development is expected to include the following: approximately 861 homes and associated infrastructure; retail uses; class 3 restaurant uses; pub/restaurant uses; primary school facilities; Park and Ride facility.

Scope of assessment

We are content that significant impacts on our historic environment interests are unlikely. We therefore have no specific advice to offer on the scope of the assessment to be provided.

Health and Safety Executive

ENVIRONMENTAL ASSESSMENT FOR PROPOSED DEVELOPMENT ON AN AREA OF LAND TO THE SOUTH EAST OF AYR, SOUTH AYRSHIRE (CORTON).

Thank you for your email dated 20 July 2017, received at this office on 02.08.17 asking what information should be provided in the environmental statement for the proposed development at Corton, South Ayrshire.

Environmental Impact Assessments are concerned with projects which are likely to have significant effects on the environment. HSE's principal concerns are the health and safety of people affected by work activities. HSE cannot usefully comment on what information should be included in the environmental statement of the proposed development. However, the environmental statements should not include measures which would conflict with the requirements of the Health and Safety at Work etc Act 1974 and its relevant statutory provisions.