

## Environmental Statement

# 8 LAND USE

## 8.1 Introduction

The purpose of this chapter is to identify potential impacts arising from the Scheme on land use and to assess the significance of these impacts. The Scheme may give rise to impacts through the loss of land for a particular use, known as land take. This can be of a temporary or permanent nature.

## 8.2 Methodology

The methodology was undertaken with reference to the DMRB (Volume 11) Part 6 (Land Use). A Stage 3 level of assessment is required for inclusion within an Environmental Statement. The methodology used to assess the effects of the Scheme on land use is described in Table 8.1.

**Table 8.1: Land-use Assessment Methodology**

<i>Methodology Stage</i>	<i>Process</i>
Collection of baseline data	A desktop study was the initial method of data collection. Documents referred to include the applicable Development Plans for assessing current and future land-use designations, with a site visit undertaken in September 2006 to evaluate the present land use throughout the Scheme.
Identification of potential land take	Comparison of the Scheme design with land-use maps outlined the extent of potential land take.
Consultation	Consultation was required to assess the planning authority's view on any potential effects of the Scheme on current and future land-use designations.

Using the guidance from DMRB Volume 11, the magnitude and importance of impact can be described as shown below in Tables 8.2 and 8.3 respectively.

**Table 8.2: Magnitude of Impact**

<i>Magnitude</i>	<i>Criteria</i>
Severe	The Scheme will result in the permanent land take of existing beneficial land uses, the severance of beneficial uses or prevent the development of designated Local Plan sites/proposals.
Moderate	The Scheme will result in the permanent land take of existing land uses of a less beneficial nature and will impact upon future development of designated Local Plan sites/proposals.
Slight	The Scheme will require temporary land take, or cause temporary severance issues.
Negligible	Barely perceptible changes.

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**Table 8.3: Importance of Impact**

<i>Importance</i>	<i>Criteria</i>
High	Existing beneficial land uses.
Medium	Designated Local Plan sites/proposals with developer interest.
Low	Existing land uses of a less beneficial nature.
Negligible	Designated Local Plan sites/proposals with no developer interest.

The DMRB (Volume 11) does not describe how the significance of impact should be scaled with regard to land use. Therefore, Table 8.4 outlines a suggested means of assessing the significance of impact for land use by combining the scales of magnitude and importance.

**Table 8.4: Significance of Impact Effects. (Effects falling within shaded boxes are considered to be significant)**

<i>Importance of Receptor</i>	<i>Magnitude of Impact Upon Receptor</i>			
	<b>Severe</b>	<b>Moderate</b>	<b>Slight</b>	<b>Negligible</b>
High	Substantial	Moderate	Minor	Negligible
Medium	Moderate	Moderate	Minor	Negligible
Low	Minor	Minor	Negligible	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

### 8.3 Consultation

Two rounds of consultation have been undertaken as part of the assessment process, with the first requesting information from statutory consultation bodies regarding comments for the STAG Part 1 study and the second round asking for any comments on the Scoping Report relating to the proposed Scheme. South Ayrshire Council was included as part of this consultation exercise and as a result information relating to approved planning permissions within the study area has been provided.

During the STAG Part 1 Study, the Scottish Executive was consulted but no specific land use related comments were received.

The second round of consultation, on the Scoping Report, included both statutory and non-statutory bodies. No specific information was provided in response to the second round of consultation relating to the Scheme's effect on land use.

A more detailed description of the consultation process and the responses received can be found in Chapter 1 - Introduction.

### 8.4 Baseline

The assessment of baseline conditions has been undertaken with respect to specific assessment years. These are:

- Existing Situation – No Proposal (07NP)

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- Planning Year – No Proposal (09NP)
- Future Baseline – With Proposal (24WP)
- Future Baseline – No Proposal (24NP)

### 8.4.1 Existing Situation – No Proposal (07NP)

The Scheme will impact on a number of land uses. The baseline study indicates the type and location of these land uses and the extent to which they exist. Through consultation, scoping studies and site visits, it was established that the prominent land uses in the study were residential, forestry/woodland, agricultural and commercial as noted below. These various land uses are shown in Figure 10.1.

#### *Residential*

There are a number of residential properties that are in close proximity to the Scheme. These include properties at Bogend, Whitelees, Muirend House, Helentongate, Symington, Trynlaw, Jeanfield, Stockbridge, Danepark, Hansel Village, Langlands, Rosemount and Brocket. Proposed modifications to the Finalised South Ayrshire Local Plan includes a proposed housing site at Symington Road North, for which there is a planning application pending consideration.

#### *Forestry/Woodland*

There are no areas of commercial forestry plantations on either side of the A77 between Bogend and the Dutch House Roundabout. However, some areas of land to the south of the A77 have been allocated as potential Woodland Grant Scheme Mk3. In addition, there are some designated areas of ancient woodland adjacent to the A77. All the trees located within the grounds of Coodham Estate are protected by Tree Preservation Orders.

#### *Agricultural*

The majority of land use adjacent to and to be occupied by, the Scheme is agricultural land used predominately for grazing purposes. Land quality is generally Class 3.2, although there are some areas of land within the study corridor graded as 3.1, which are regarded as prime agricultural land (Macaulay Institute for Soil Research, 1986). Agricultural land designated as Class 3.2 is defined as 'Land Capable of producing a moderate range of crops. Average arable land, and Class 3.1, is described as 'Land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range'.

#### *Commercial*

The commercial premises within close proximity to the A77 junction improvements in Symington are the Wheatsheaf Inn, convenience stores, florist, restaurant, hairdressers and post office. A garden centre and farm shop are located to the south of the A77 near Bogend, as well as a guesthouse.

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### 8.4.2 Planning Year – No Proposal (09NP)

It is not anticipated that there will be any significant changes to the land use framework within this timescale. It is probable that some of the planning applications listed below may be implemented by 2009. Slight changes may also occur in the agricultural land use through crop rotation or farm operations.

### 8.4.3 Future Baseline – With Proposal (24WP)

There are a number of planning applications for residential and commercial properties in the Symington area close to the A77, which have been granted full and outline planning permission or are awaiting local authority planning decisions that may be developed prior to the commencement of the Scheme. The planning permissions are shown in Appendix 12 and are listed below:

- Coodham Estate (erection of 2 gate houses) – Pending Consideration
- Coodham Estate (erection of cameras and lighting) – Permitted
- Coodham Estate (Change of use of Coodham Estate to form 9 residential units and erection of 3 new residential units and re-alignment of existing estate road) – Permitted
- The Paddocks, Bogend Toll, Symington (erection of boundary fences and entrance wall with gates) – Permitted
- Balbir's, Kilmarnock Road, Symington (alterations and extensions to existing licensed premises to form restaurant) – Permitted
- 27 Kilmarnock Road, Symington (changes of use hotel to form dwelling house, erection of boundary wall and gates) – Pending Consideration
- 23 Kilmarnock Road, Symington (erection of building for stone masonry business and erection of warehouse distribution building and associated office accommodation, parking and service yards) – Permitted
- Helentongate Farm, Kilmarnock Road, Symington (erection of agricultural building) – Permitted
- Trynlaw, Symington Road South, Symington (alterations and extensions to dwellinghouse to form dormer extension) – Permitted
- Hansel Village (alterations to building) – Permitted

### 8.4.4 Future Baseline – No Proposal (24NP)

In this scenario, it is likely that any planning applications granted during and prior to 2006 will have been developed, as well as some additional development resulting from future planning applications and future Development Plan Land Allocations.

Without the Scheme there would be no requirement for agricultural land take.

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### 8.5 Assessment of Environmental Effects

Environmental effects on land use will be experienced during both the construction and operational phase of the development, with impacts being both permanent and temporary. Likely impacts are:

- Temporary land take for construction works;
- Permanent land take for the realigned road;
- Impacts on future land use designations.

Construction and operational effects on land use are highlighted below, with a subsequent section describing the significance of these environmental effects.

#### 8.5.1 Effects of Construction

Temporary land take will be required for the construction process, as a site(s) will be required for the Contractor's compound. This will ideally be adjacent to the proposed new alignment and have good access from the existing road network. The precise location of the Contractor's compound will be determined prior to construction by agreement between the Contractor, the potential landowner and South Ayrshire Council.

Other than this effect, there will be very little scope for temporary land take as it is assumed that construction work at specific locations will be undertaken within the boundary of permanent land take.

#### 8.5.2 Effects of Operation

The operational effects on land use within the study area relate to the permanent land take that will be required for the development of the Scheme, or when there are instances of permanent severance as a result of access closures. Comparing the boundary of the development with the land use characteristics allows a calculation of the potential permanent land take to be approximated. The extent of permanent land take can be seen in Table 8.5. It is unlikely that instances of permanent severance will occur.

Existing sections of the minor roads connect to the A77 which will be made redundant due to the new junctions proposed under the Scheme may be subjected to a Road Stopping-Up Order from the local authority, which would mean that the obsolete sections of the existing road could revert back to local landowners, once the road is removed from the list of roads. Some parts of the road will remain as private access roads to fields and residential properties and some may be broken up and soiled over.

Some parts (gardens) of residential properties could be subjected to permanent land take as a result of the Scheme. Potential residential receptors include properties at Woodvale Cottage at Trynlaw, some properties at Whitelees and properties at Helentongate.

Table 8.5 below reports the likely permanent land take by land use type.

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**Table 8.5: Permanent Land Take**

<i>Land Use</i>	<i>Area (approx)</i>	<i>Purpose</i>
Residential	Negligible	Junction improvement
Agricultural	8 ha	Junction improvement
Commercial	N/A	N/A

### 8.5.3 Significance of Environment Effect

The significance of the environmental effects on land use is reported below in Table 8.6.

**Table 8.6: Significance of Effects**

<i>Feature</i>	<i>Potential Impact/effect</i>	<i>Magnitude of Impact</i>	<i>Sensitivity/ Importance of Receptor</i>	<i>Significance of impact</i>
<b>Construction</b>				
Agricultural land required for works compound(s)	Temporary land take (land area not yet known)	Slight	Low	Negligible adverse
<b>Operation</b>				
Agricultural land take	Permanent land take of low-grade agricultural land.	Slight	Low	Minor adverse
Private field used for grazing of horses	Land take and severance of grazing land	Slight	Medium	Minor adverse
Private Gardens	Land take and severance of accesses	Slight	High	Moderate adverse

## 8.6 Mitigation

Where severance issues occur during construction, appropriate measures will be taken to ensure that access to residential properties and farm holdings is maintained whenever possible, or alternative access arrangements to be provided.

Where land take occurs, during both construction and operation, compensation will be payable for the landowner, dependant on the type and scale of land use lost.

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Levels of compensation will be set independently by negotiation with the District Valuer.

### 8.7 Residual Impacts

There will be some residual impacts in terms of the effects of the Scheme on land use, although compensation will have been provided as mitigation where appropriate. There will be no significant issues as a result of permanent severance as alternative access provision will be provided. More details regarding impacts on access are reported in Chapter 10 – Pedestrians, Cyclists, Equestrians and Community Effects.

### 8.8 Summary

The effects of the Scheme on land uses are predominantly related to land take issues, both of a temporary and permanent nature. Where adverse effects are highlighted, suitable mitigation measures are prescribed, which are likely to include the provision of compensation measures.

Temporary land take will be required for a period of about 12 months for the purpose of a construction compound. Further details can be found in Chapter 5 – Disruption Due to Construction.

Permanent land take is required which will affect both agricultural and residential uses. Compensation measures will be required for permanent land loss. Existing sections and junctions of minor roads that connect to the A77 will be made redundant due to the new junctions proposed under the Scheme and may be subjected to a Road Stopping-Up Order from the local authority, which would mean that the obsolete sections of the existing road could revert back to local landowners.