

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

Appendix 1 (Ward 1 – Annick)

Revision 14/06/2022

Appendix 1 – Ward 1 (Annick)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
DU-X1	Dunlop	Former Howies Grain Mill	Kilmarnock & Loudoun	217	50	Not allocate
DU-X2		Land at Stewarton Road		194	54	Not allocate
DU-X3		Land E of Stewarton Rd		229	47	Not allocate
DU-X4		Stewarton Road		147	58	Not allocate
DU-H1		West View Terrace (Option A)		147	58	Allocate
DU-X5		West View Terrace (Option B)		158	57	Not allocate
FW-X1	Fenwick & Laigh Fenwick	Behind Fenwick Arms		182	55	Not allocate
FW-H1		Bowling Green Road		209	52	Allocate
FW-X2		Land at Dewars Farm,		215	51	Not allocate
FW-X3		Land at Fenwick		200	56	Not allocate
FW-X4		Land at Laigh Wyllieland		209	52	Not allocate
FW-X5		Land S of Murchland Av		147	58	Not allocate
FW-H2		Main Road		28	73	Allocate
FW-X6		Maunsheugh/Main Road		182	55	Not allocate
FW-X7		Midlands Farm		167	56	Not allocate
FW-H3		Stewarton Road		182	55	Allocate
FW-X8		Waterslap Road		194	57	Not allocate
KM-X1	Kilmaurs	48 Fenwick Road		147	58	Not allocate
KM-H1		Crosshouse Road		42	73	Allocate
KM-X2		Crosshouse Road (B)		42	73	Not allocate
KM-X3		Crosshouse Road (C)		42	67	Not allocate
KM-X4		Crosshouse Road (S)		51	69	Not allocate
KM-X5		Habbieauld Road		117	61	Not allocate
KM-H2		Habbieauld Road (Alt)		95	64	Allocate
KM-H3		Irvine Road		34	71	Allocate
KM-X6		Langmuir, Kilmaurs		117	61	Not allocate
KM-H4		Standalane		82	65	Allocate
LT-X1	Lugton	4 Dunlop Road		225	49	Not allocate
LT-X2		Old Station Yard		51	66	Not allocate
ST-X1	Stewarton	Cutstraw Road		147	58	Not allocate
ST-H1		Draffen East		57	69	Allocate
ST-X2		Dunlop Road		7	81	Not allocate
ST-H2		Kilwinning Road		91	64	Allocate
ST-X3		Kilwinning Road (W)		127	59	Not allocate
ST-X4		Land at Cutsburn Rd		167	56	Not allocate
ST-X5		Land at Holmhead Farm		182	55	Not allocate
ST-X6		Land at Lainshaw Estate		127	59	Not allocate

ST-X7		Land at Lainshaw Mains Farm		158	57	Not allocate
ST-X8		Land at Low Peacockbank		106	62	Not allocate
ST-X9		Land at Old Glasgow Rd.		167	56	Not allocate
ST-X10		Land E of Dunlop Rd		95	64	Not allocate
ST-X11		Land N of Blackwood Plant Hire		91	64	Not allocate
ST-X12		Land S of Old Glasgow Rd		158	57	Not allocate
ST-X13		Land S of the B778		127	59	Not allocate
ST-X14		Peacockbank Farm		106	62	Not allocate
ST-X15		Wylie Place/Riverford		2	84	Not allocate
WS-X1	Waterside (F)	Fenwick Road		194	54	Not allocate

***N.B.** Changes have been made to the scoring of several sites to account for inaccuracies identified after this document was published on **23/05/2022**. These changes have resulted in slight adjustments to the scoring presented in the table above and in a number of sections below. An asterisk * has been added where a correction to scoring has been made in the tables below.

DU-X1	Dunlop			Former Howies Grain Mill, N of Dunlop						
Outcome	Not allocate									
Site Ref	DU-X1	Site name	Former Howies Grain Mill, north of Dunlop			Settlement	Dunlop			
Ward	1	Area (ha)	1.6	Indicative Capacity	44	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP20	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
No		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	2	2	2	5	5	17/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	5	1	5	2	5	22/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	1	1	5	2	1	5	2	2	23/60	68/135
Ranking										
Overall Rank		217/230	Ward Rank		45/47		Settlement Rank		5/6	
Stage 3										
The site is geographically isolated from the settlement of Dunlop itself (it does not adjoin the settlement boundary as defined in the 2017 LDP) and was therefore not considered to be a location to which large scale development should be directed. The site performed particularly poorly when assessed against the sustainability-focussed aspects of the site assessment process and its overall contribution to the spatial strategy. It was therefore not considered appropriate to propose the site for allocation.										

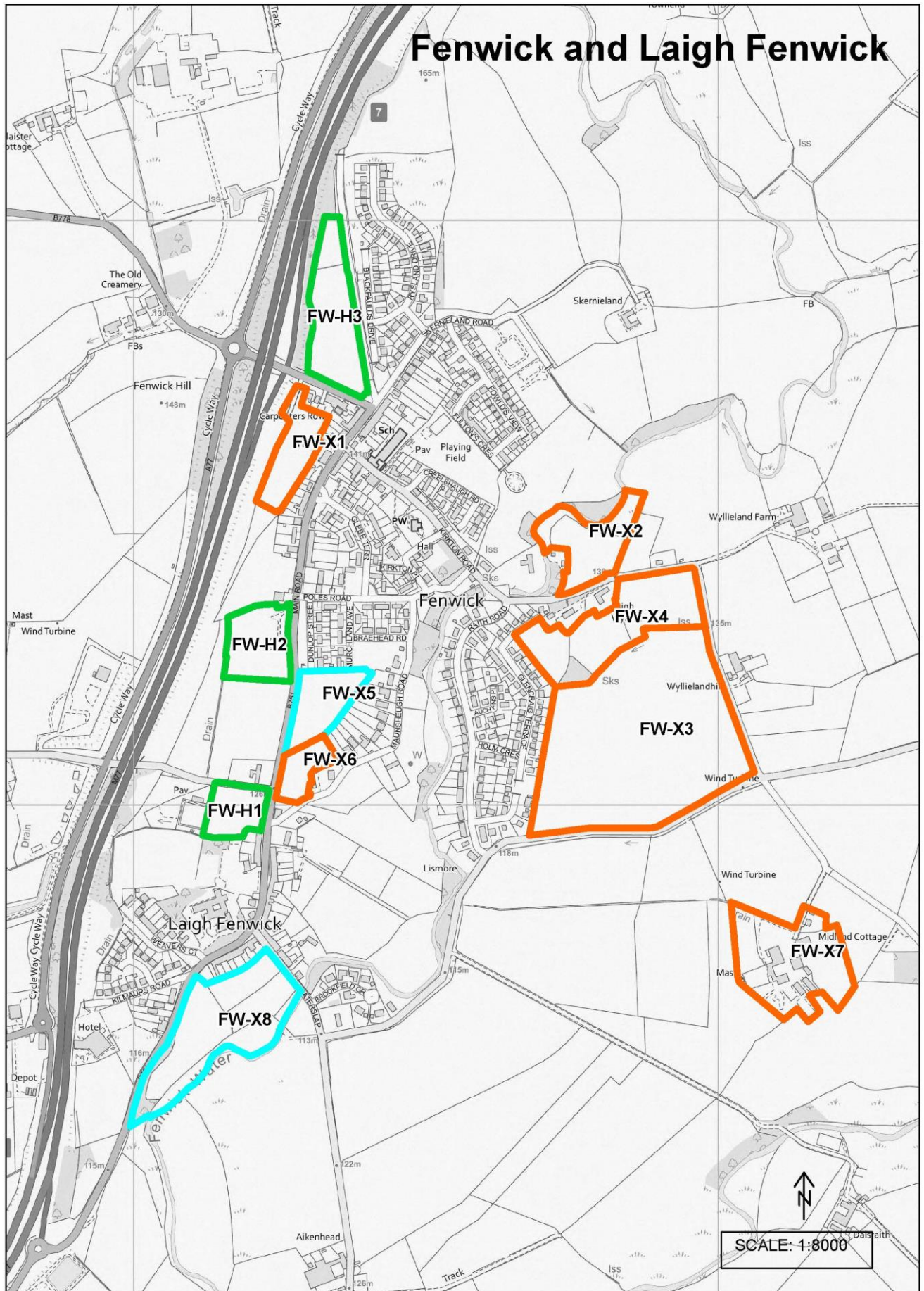
DU-X2		Dunlop		Land at Stewarton Road						
Outcome		Not allocate								
Site Ref	DU-X2	Site name	Land at Stewarton Road			Settlement	Dunlop			
Ward	1	Area (ha)	3.6	Indicative Capacity	100	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP18	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	2	5	1	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	5	2	23/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	5	1	2	1	5	2	5	31/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank		38/47		Settlement Rank		4/6	
Stage 3										
<p>Representations from members of the community indicated that the site was a valuable and popular one for dog walking and other recreation; a site visit in early summer 2021 confirmed this perception. Access arrangements to the site from Stewarton Road are difficult and would require to be significantly upgraded were the site to be made effective. The site is further from the centre of Dunlop than comparatively closer sites that were submitted. Any development in Dunlop will be closely associated with constraints experienced by infrastructure, in the settlement itself and in nearby Stewarton. It was therefore considered that development of this scale and in this location would not be appropriate.</p>										

DU-X3	Dunlop			Land E of Stewarton Road						
Outcome	Not allocate									
Site Ref	DU-X3	Site name	Land east of Stewarton Rd			Settlement	Dunlop			
Ward	1	Area (ha)	8.0	Indicative Capacity	222	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP19	MIR Ref	209MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	1	2	2	2	13/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	2	5	1	2	1	5	2	2	25/60	64/135
Ranking										
Overall Rank		229/230	Ward Rank		47/47		Settlement Rank		6/6	
Stage 3										
The site was submitted at two stages of the call for sites process. However, it was subsequently revoked by the party that made the submission on the basis of no longer being interested in its promotion. Notwithstanding, the site did not perform well against the indicators of the site assessment and was subject to significant access constraints. Any development in Dunlop will be closely associated with constraints experienced by infrastructure, in the settlement itself and in nearby Stewarton. It was therefore considered that the site should not be allocated in LDP2.										

DU-X4	Dunlop			Stewarton Road						
Outcome	Not allocate									
Site Ref	DU-X4	Site name	Stewarton Road			Settlement	Dunlop			
Ward	1	Area (ha)	0.4	Indicative Capacity	5	Sub HMA	K&L			
LDP1 Ref	404H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		Yes		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	1	1	5	11/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	1	5	2	5	19/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	5	5	2	1	5	5	5	41/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/47		Settlement Rank		1/6	
Stage 3										
The site is subject to considerable flood risk and despite some recent interest, such conditions have deterred development since the site was allocated as part of the 2017 LDP. On that basis it was not considered prudent to propose that the site should be allocated in LDP2. Whilst unsuitable for allocation, it will remain within the Dunlop settlement boundary so that development may take place should appropriate mitigation to address the risk of flooding be proposed.										

DU-H1		Dunlop			West View Terrace					
Outcome		Allocate								
Site Ref	DU-H1	Site name	West View Terrace			Settlement	Dunlop			
Ward	1	Area (ha)	0.2	Indicative Capacity	6	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	287MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	1	5	22/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	5	1	2	1	5	2	1	30/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/47		Settlement Rank		1/6	
Stage 3										
<p>The site in question is within close walking distance of a range of services in the centre of Dunlop and development would bring about a rounding-off of expansion in that area of the town. The principal consideration in this instance was the potential for visual impact should the site be developed. NatureScot state that there would be some capacity for development at the eastern side of the site along West View Terrace (the location proposed in Option A) and that development proposals should demonstrate cohesion with existing development with active frontages facing onto West View Terrace. They also consider that layout will be important to ensure that existing development on West View Terrace retain views across the landscape. No flood risk has been identified. On that basis it was considered appropriate to allocate the site in LDP2 and to include the aforementioned advice in the site description.</p>										

DU-X5	Dunlop			West View Terrace (OP B)						
Outcome	Not allocate									
Site Ref	DU-X5	Site name	West View Terrace (OP B)			Settlement	Dunlop			
Ward	1	Area (ha)	2.4	Indicative Capacity	9	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	287MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	1	5	22/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	5	1	2	1	5	1	1	29/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		28/47		Settlement Rank		3/6	
Stage 3										
West View Terrace Option B represents the site as submitted and is larger in area than West View Terrace above. It would by comparison have a greater visual impact and development would also infringe on semi-natural woodland bounds the site to the south and west. Development would not be limited to the foot of the ridge and would instead take place throughout the site with the potential for gardens to extend south-westward. It was therefore proposed that Option B should not be allocated in LDP2 and that a more limited version (DU-H1) should be allocated instead.										



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FW-X1		Fenwick & Laigh Fenwick		Behind Fenwick Arms						
Outcome		Not allocate								
Site Ref	FW-X1	Site name	Behind Fenwick Arms			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	1.5	Indicative Capacity	41	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP21	MIR Ref	79MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	1	5	22/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	1	27/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		34/47		Settlement Rank		4/11	
Stage 3										
<p>The site is located to the rear of existing, historic development within the High Fenwick Conservation Area on Main Road and adjacent to the M77 motorway. It is considered after discussion that development of the site would be ‘backland’ in nature; access would be gained via a gap between dwellings in the direction of Stewarton Road. It is considered that the proximity of the M77 may present difficulties in terms of noise and other amenity impact and would require substantial mitigation. Transport Scotland has stated that there is potential for impact on the M77 interchange due to the proximity of the development access to the southbound off-slip and in particular the lack of forward visibility for traffic on the slip road to right turning traffic on the B778. The space can at present be considered as a buffer between Fenwick and the M77 and it was considered desirable to retain that function. Given the preferential nature of other proposed sites in Fenwick/Laigh Fenwick, it was not considered appropriate to allocate the site in LDP2.</p>										

FW-H1		Fenwick & Laigh Fenwick		Bowling Green Road						
Outcome		Allocate								
Site Ref	FW-H1	Site name	Bowling Green Road			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	0.8	Indicative Capacity	20	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP44	MIR Ref	79MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	5	23/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	2	25/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank		42/47	Settlement Rank		9/11		
Stage 3										
<p>The site is located adjacent to Main Road, is relatively free from constraints. Development would result in a natural rounding-off of development in Laigh Fenwick. Concerns have been expressed on the part of local residents that development would bring about a coalescence of the settlement of Fenwick and Laigh Fenwick. The site performed relatively poorly in the context of Fenwick and Laigh Fenwick against the criteria above principally because Laigh Fenwick was considered slightly less marketable than Fenwick itself and due to the proximity of historic properties. Proximity to the adjacent Laigh Fenwick Conservation Area was therefore raised as a concern. Flooding within the site has through consultation been mentioned by local people and small pockets of surface water are evident on Council mapping. Nevertheless, such constraints are not considered insurmountable and, given the position of the site on the main north-south road and the resultant proximity to services and travel options both public and private, it was considered appropriate to allocate the site in LDP2. The historic pattern of development in Fenwick and Laigh Fenwick has been one of close proximity to Main Road and a resultant linear arrangement and, if undertaken appropriately, development of the site would conform to that norm. A landscape impact study commissioned by the Council indicated that the area in question was an area of medium to low landscape sensitivity to development subject to detailed design plans. Given the effectiveness of sites FW-H2 and FW-H3 and their anticipated delivery during the early years of the Plan period, it was considered appropriate to allocate the site in question in LDP2. A note has been added to the site description in the LDP stipulating that the developer must respect the character of the adjacent Laigh Fenwick Conservation Area when developing their proposals. Any development would also require to accord with the requirements of LDP2 design policy and supplementary guidance so as to ensure no adverse impact in that regard.</p>										

FW-X2		Fenwick & Laigh Fenwick		Land at Dewars Farm						
Outcome		Not allocate								
Site Ref	FW-X2	Site name	Land at Dewars Farm			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	1.6	Indicative Capacity	44	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP23	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	1	5	22/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	2	1	1	2	2	5	2	1	21/60	69/135
Ranking										
Overall Rank		215/230	Ward Rank		44/47		Settlement Rank		11/11	
Stage 3										
<p>The site is located further from services than other sites in Fenwick and is not situated on the main north-south road access along which the pattern of development has traditionally taken place and where, consequently, public transport options are available to the greatest extent. The site consequently performed relatively poorly when compared to others in Fenwick/Laigh Fenwick when assessed against the above criteria primarily as a consequence of the sustainability of the location. It is acknowledged that Fenwick can only accommodate a limited level of development as a consequence of pressure experienced by the road network and other services. Other sites closer to the centre of the settlement are considered preferable for residential development before other sites in the settlement can be considered. On that basis, it was not considered appropriate to take the site forward to LDP2.</p>										

FW-X3		Fenwick & Laigh Fenwick		Land at Fenwick						
Outcome		Not allocate								
Site Ref	FW-X3	Site name	Land at Fenwick			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	9.2	Indicative Capacity	256	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	161MIR	CfSI Ref	CfSI38			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1*	17/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	1	1	1	2	2	5	2	2	21/60	72/135
Ranking										
Overall Rank		200/230	Ward Rank		41/47		Settlement Rank		8/11	
Stage 3										
<p>Whilst the site scored relatively highly against certain of the criteria above in the context of Fenwick and the submission was significantly more detailed than others presented, the site is subject to a number of weaknesses. The size of the site and subsequent development would be large in the context of Fenwick, a settlement that submissions to the MIR consultation suggest may lack much in the way of local services, particularly in the context of large-scale house building. The site is further from the centre of Fenwick and the main north/south road axis in the settlement than other proposed sites and Fenwick itself is relatively distant from facilities like secondary schools, a town centre and a health centre; close proximity to existing bus routes in particular is therefore considered essential for any development in Fenwick. Access to the centre of Fenwick on foot would require a convoluted route through existing development and over the Fenwick Water. NatureScot has stated that development would constitute a significant extension to Fenwick and has suggested that development would require to be pulled back from the south-eastern corner of the site and away from the most elevated point. Given the various drawbacks the site presents, particularly its scale in a relatively isolated context and the preferable situation of other existing and submitted sites, it was not considered appropriate to allocate the site in LDP2.</p>										

*Amendment made to 'Examination report 2016 comments'

FW-X4	Fenwick & Laigh Fenwick			Land at Laigh Wyllieland						
Outcome	Not allocate									
Site Ref	FW-X4	Site name	Land at Laigh Wyllieland			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	2.9	Indicative Capacity	80	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP22	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	2	1	1	2	2	5	2	2	22/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank		42/47		Settlement Rank		9/11	
Stage 3										
<p>The site is subject to a number of constraints, principally some impacts on visual amenity and landscape. The Reporter concluded in their examination of the 2017 Proposed Plan that to allocate the greenfield site could inhibit the chance of achieving development of the brownfield site at Dunselma (405H) because of the resultant level of land supply and the effect of market forces. Surface water runoff from the site has taken place and would require to be mitigated before development took place. It is in general acknowledged that Fenwick can only accommodate a limited level of development as a consequence of pressure experienced by the road network and other services and the preferable location of other existing and proposed sites, it was not considered appropriate to allocate the site in LDP2.</p>										

FW-X5		Fenwick & Laigh Fenwick		Land S of Murchland Avenue						
Outcome		Future Housing Growth								
Site Ref	FW-X5	Site name	Land S of Murchland Av			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	1.0	Indicative Capacity	27	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	169MIR	CfSI Ref	CfSI11			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	5	25/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	1	24/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/47		Settlement Rank		2/11	
Stage 3										
<p>Whilst the site is relatively free from constraints and is located close to existing services, thereby achieving a relatively high score when assessed against the criteria above, concerns have been expressed on the part of local residents that development in the area would bring about a coalescence of the settlement of Fenwick and Laigh Fenwick. NatureScot stated that although it is a prominent site within Fenwick, it nevertheless benefits from an existing landscape framework and recommended that any development should present active frontages to Main Road. For similar reasons of historical precedent and proximity to services and travel options to site FW-H1 above, as well as a general freedom from constraints, it is considered appropriate not to allocate the site as part of LDP2, but to reconsider it for allocation subject to further discussion as part of the preparation of LDP3. It has therefore been identified as a potential Future Housing Growth site.</p>										

FW-H2		Fenwick & Laigh Fenwick		Main Road						
Outcome		Allocate								
Site Ref	FW-H2	Site name	Main Road			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	1.3	Indicative Capacity	29	Sub HMA	K&L			
LDP1 Ref	405H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	5	1	1	2	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	1	5	5	5	31/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	2	2	5	5	5	38/60	98/135
Ranking										
Overall Rank		28/230	Ward Rank		3/47		Settlement Rank		1/11	
Stage 3										
The site was allocated in LDP1. A developer received Planning Permission in Principle for 26 units during the LDP1 plan period and was progressing through the planning process but subsequently withdrew interest. Nevertheless, the principle of development remains as a consequence of its location, general freedom from constraints and past consent; the site has therefore proven to be effective. It scored highest against the criteria of the assessment above when compared to other existing and submitted sites in Fenwick. On that basis it was considered appropriate to allocate the site in LDP2.										

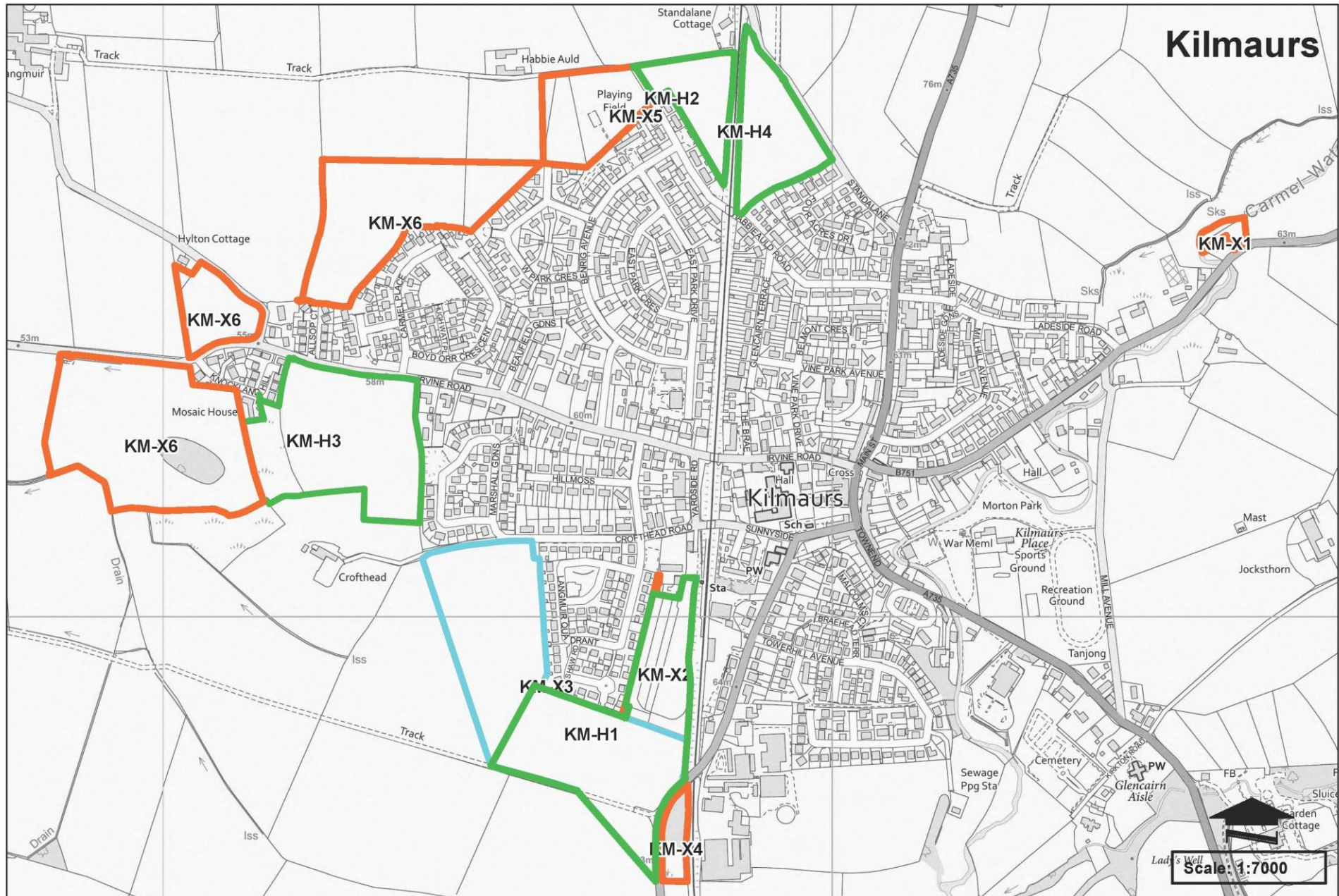
FW-X6		Fenwick & Laigh Fenwick		Maunsheugh/Main Road						
Outcome		Not allocate								
Site Ref	FW-X6	Site name	Maunsheugh/Main Rd			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	0.6	Indicative Capacity	17	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI14			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	5	25/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	1	24/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		34/47		Settlement Rank		4/11	
Stage 3										
NatureScot has stated that the site benefits from an existing landscape framework and that development could be accommodated within it. Nevertheless, whilst the site is located on the north-south Main Road axis in a similar vein to FK-H1 and other sites, it is affected to significant degree by surface water flood risk and concerns also have been expressed on the part of local residents that development in the area would bring about a coalescence of the settlements of High Fenwick (Fenwick) and Laigh Fenwick. Given these constraints and the potential for coalescence between low and high Fenwick when taken in conjunction with the potential development of FK-H1 immediately to the south-west, it was not considered appropriate to allocate the site in LDP2.										

FW-X7	Fenwick & Laigh Fenwick			Midlands Farm						
Outcome	Not allocate									
Site Ref	FW-X7	Site name	Midlands Farm			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	1.8	Indicative Capacity	51	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	271MIR	CfSI Ref	CfSI6			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
No		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	1	1	5	2	2	5	2	2	25/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		31/47		Settlement Rank		3/11	
Stage 3										
<p>The site in question lies distant from any settlement boundary. NatureScot has stated that the site is physically, visually and perceptually detached from existing development and that development of the site would set an unfortunate precedent for further development to the south-east of Fenwick. Scottish Water has indicated that a significant offsite extension would be required to reach a public sewer and that the site may also require a sewage pumping station due to topography. The site is therefore isolated and subject to a range of potentially costly requirements. For these reasons, the site performs poorly in terms of the LDP spatial strategy, particularly given the overall number of dwellings the large site could potentially accommodate. It was therefore considered that the site should not be taken forward to LDP2.</p>										

FW-H3		Fenwick & Laigh Fenwick		Stewarton Road						
Outcome		Allocate								
Site Ref	FW-H3	Site name	Stewarton Road			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	2.0	Indicative Capacity	10	Sub HMA	K&L			
LDP1 Ref	441H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	5	5	1	1	1	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	1	5	22/35	5	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	1	27/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		34/47		Settlement Rank		4/11	
Stage 3										
The site was allocated in LDP1. An application for Planning Permission in Principle for 20 units was at the time of the assessment of the site progressing through the planning process. The principle of development therefore remains and the site was proven to be effective according to the 2020 Housing Land Audit. The HLA states that 10 units are programmed to be completed after the adoption of LDP2 in mid-2023. On that basis of this proven effectiveness, it was considered appropriate to allocate the site in LDP2.										

FW-X8		Fenwick & Laigh Fenwick		Waterslap Road						
Outcome		Future Housing Growth								
Site Ref	FW-X8	Site name	Waterslap Road			Settlement	Fenwick & Laigh Fenwick			
Ward	1	Area (ha)	2.4	Indicative Capacity	68	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP45	MIR Ref	112MIR	CfSI Ref	CfSI3			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1*	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	2	5	5	23/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	5	28/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank		38/47		Settlement Rank		7/11	
Stage 3										
<p>The site was one of the larger ones to have been promoted through the call for sites exercise and would constitute a significant expansion of Laigh Fenwick towards the south. The Reporter concluded in their examination of the 2017 Proposed Plan that sufficient effective housing land would be available for development in Fenwick and Laigh Fenwick over the Proposed Plan period to meet the housing land requirement, including the Dunselma site (FW-H2). Generally, other sites within the settlement are considered preferable due to their proximity to services, as well as proven effectiveness. The site is affected by flooding from an adjacent watercourse. Nevertheless, the site performed relatively well compared to some others in Laigh Fenwick when assessed against certain of the criteria above. It is therefore considered appropriate not to allocate the site as part of LDP2, but to reconsider it for allocation subject to further discussion as part of the preparation of LDP3. It has therefore been identified as a potential Future Housing Growth site.</p>										

*Amendment made to 'Examination report 2016 comments'



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KM-X1		Kilmaurs		48 Fenwick Road						
Outcome		Not allocate								
Site Ref	KM-X1	Site name	48 Fenwick Road			Settlement	Kilmaurs			
Ward	1	Area (ha)	0.2	Indicative Capacity	6	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP38	MIR Ref	105MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	1	5	22/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	5	2	5	5	2	1	31/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/47		Settlement Rank		10/10	
Stage 3										
The site in question is located further from the centre of Kilmaurs than other existing or promoted sites and is spatially isolated from the settlement boundary as it is currently defined in the LDP. The site could deliver only a small number of houses and would therefore not contribute greatly to housing land requirements. It is considered that other existing and proposed sites in the Kilmaurs ward would meet the principles of the 20 minute neighbourhood to a greater degree. On that basis, it was not considered appropriate to allocate the site in LDP2.										

KM-H1	Kilmaurs			Crosshouse Road						
Outcome	Allocate									
Site Ref	KM-H1	Site name	Crosshouse Road			Settlement	Kilmaurs			
Ward	1	Area (ha)	5.4	Indicative Capacity	128	Sub HMA	K&L			
LDP1 Ref	305H	PIP Ref		MIR Ref	121MIR	CfSI Ref	CfSI27			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	2	1	5	2*	5	16/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	2	29/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	1	2	5	5	2	5	40/60	95/135
Ranking										
Overall Rank		42/230	Ward Rank		5/47		Settlement Rank		2/10	
Stage 3										
<p>The proposed site formed part of the LDP1 allocated housing site 305H. Three versions of the use of land in the vicinity of the existing 305H allocation were proposed. Each was viewed favourably in terms of proximity to services, potential access arrangements and contribution to the spatial strategy. Nevertheless, in terms of contribution to housing land requirements, this version was considered most appropriate. It conforms to the dimensions of the existing allocated site and its impact on landscape and other factors has therefore already been assessed as part of the 2017 LDP examination process and found to be appropriate. The south-westernmost part of the site is subject to some surface water flooding but it anticipated that this could be addressed subject to appropriate mitigation. On that basis, it is was considered that the site should be allocated in LDP2.</p>										

*Amendment made to 'Length of time allocated'

KM-X2	Kilmaurs			Crosshouse Road (B)						
Outcome	Not allocate									
Site Ref	KM-X2	Site name	Crosshouse Road (B)			Settlement	Kilmaurs			
Ward	1	Area (ha)	1.7	Indicative Capacity	47	Sub HMA	K&L			
LDP1 Ref	305H	PIP Ref	PIP39	MIR Ref	121MIR	CfSI Ref	CfSI27			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	2	1	5	2*	5	16/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	2	29/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	1	2	5	5	2	5	34/60	95/135
Ranking										
Overall Rank		42/230	Ward Rank		5/47		Settlement Rank		2/10	
Stage 3										
The proposed site formed part of the LDP1 allocated housing site 305H. Three versions of the use of land in the vicinity of the existing 305H allocation were proposed. Each was viewed favourably in terms of proximity to services, potential access arrangements and contribution to the spatial strategy. However the site in question is smaller in scale to KM-H1 above and, in terms of contribution to housing land requirements, site KM-H1 above was considered more appropriate. On that basis, it was considered that that version Crosshouse Road (B) should not be allocated in LDP2.										

*Amendment made to 'Length of time allocated'

KM-X3		Kilmaurs		Crosshouse Road (C)						
Outcome		Future Housing Growth								
Site Ref	KM-X3	Site name	Crosshouse Road (C)			Settlement	Kilmaurs			
Ward	1	Area (ha)	7.7	Indicative Capacity	214	Sub HMA	K&L			
LDP1 Ref	305H	PIP Ref	PIP40	MIR Ref		CfSI Ref	CfSI27			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	2	1	2	5*	5	16/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	2	26/35	5	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	1	2	5	5	2	5	43/60	95/135
Ranking										
Overall Rank		42/230	Ward Rank		5/47		Settlement Rank		2/10	
Stage 3										
The proposed site encompasses part of the LDP1 allocated housing site 305H and proposed LDP2 site KM-H1. Three versions of the use of land in the vicinity of the existing 305H allocation were proposed. Each was viewed favourably in terms of proximity to services, potential access arrangements and contribution to the spatial strategy. Nevertheless, in terms of landscape impact, scale and existing allocated geometry, version Crosshouse Road KM-H1 was considered more appropriate. The site in question was considered to be too large for requirements at present in terms of the settlement and the wider Sub Housing Market Area and would potentially adversely impact Crofthead Road. It is therefore considered appropriate not to allocate the site as part of LDP2. Nevertheless, it will be reconsidered for allocation subject to further discussion as part of the preparation of LDP3. It has therefore been identified as a potential Future Housing Growth site.										

*Amendment made to 'Length of time allocated'

KM-X4	Kilmaurs			Crosshouse Road (S)						
Outcome	Not allocate									
Site Ref	KM-X4	Site name	Crosshouse Road (S)			Settlement	Kilmaurs			
Ward	1	Area (ha)	0.6	Indicative Capacity	16	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	42MIR	CfSI Ref	CfSI9			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	2	23/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	5	2	5	5	5	2	44/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		8/47		Settlement Rank		5/10	
Stage 3										
Although brownfield or previously developed in nature, the site is small and relatively isolated. Access would require to be taken from a sharp bend over the adjacent railway bridge. The narrow site is spatially separate from the settlement as a whole and has a railway line immediately adjacent, the mitigation of which may result in a substantial overall reduction of developable area. On that basis, it was not considered appropriate to allocate the site in LDP2.										

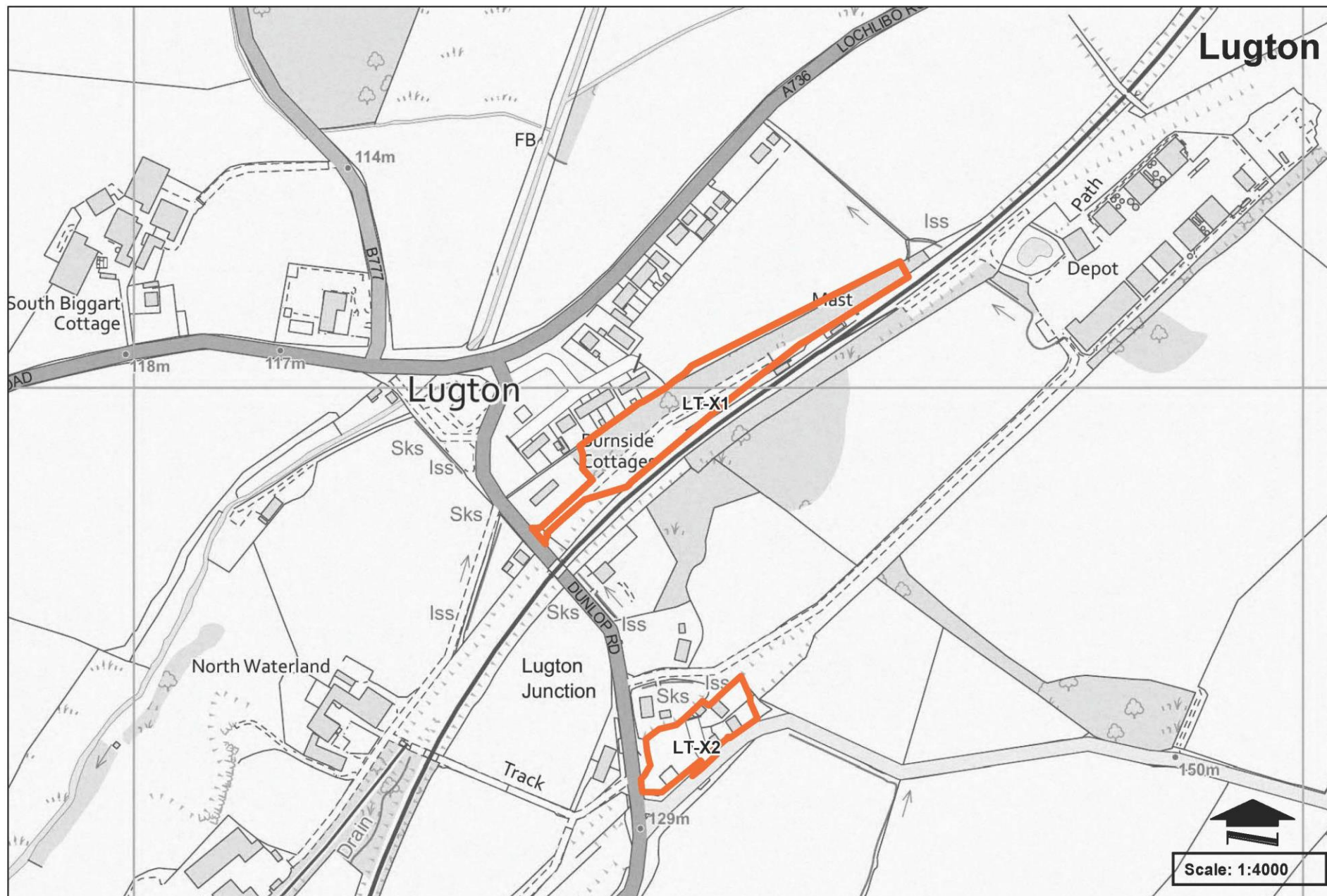
KM-X5		Kilmaurs			Habbieauld Road					
Outcome		Not allocate								
Site Ref	KM-H2	Site name	Habbieauld Road			Settlement	Kilmaurs			
Ward	1	Area (ha)	1.3	Indicative Capacity	29	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP37	MIR Ref	210MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	1	1/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	2	5	5	2	2	34/60	82/135
Ranking										
Overall Rank		117/230	Ward Rank		18/47		Settlement Rank		8/10	
Stage 3										
Development of the site as proposed by the party that submitted it would encompass existing playing fields or result in two portions separate from each other on opposite sides of Habbieauld Road. However, and as an alternative, it is considered that the easternmost portion (KM-H2) would result in a natural rounding-off of the settlement boundary in that area, with the railway to the east and existing development to the west. It was therefore considered appropriate that the portion adjacent to the railway line and east of Habbieauld Road should be allocated in LDP2.										

KM-H2		Kilmaurs		Habbieauld Road (Alt)						
Outcome		Allocate								
Site Ref	KM-H2	Site name	Habbieauld Road			Settlement	Kilmaurs			
Ward	1	Area (ha)	1.3	Indicative Capacity	29	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP37	MIR Ref	210MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	2	5	5	2	2	34/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank		14/47		Settlement Rank		7/10	
Stage 3										
Development of the site as proposed by the party that submitted it would encompass existing playing fields or result in two portions separate from each other on opposite sides of Habbieauld Road. However, it is considered that the easternmost portion would result in a natural rounding-off of the settlement boundary in that area, with the railway to the east and existing development to the west. It will be necessary for any applicant to introduce structural planting to effectively define a clear northern boundary to the site. It was therefore considered appropriate that the portion adjacent to the railway line and east of Habbieauld Road should be allocated in LDP2.										

KM-H3		Kilmaurs		Irvine Road						
Outcome		Allocate								
Site Ref	KM-H3	Site name	Irvine Road			Settlement	Kilmaurs			
Ward	1	Area (ha)	4.8	Indicative Capacity	65	Sub HMA	K&L			
LDP1 Ref	422H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	2	5	1	2	5	20/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	5	29/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	2	5	5	2	5	37/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		4/47		Settlement Rank		1/10	
Stage 3										
Development of the site was underway at the time of the site assessment process and is expected to complete after the adoption of LDP2 in mid-2023. It was therefore considered appropriate to allocate the site in LDP2. Subject to its completion, the site will be deallocated ahead of the adoption of LDP3.										

KM-X6		Kilmaurs		Langmuir, Kilmaurs						
Outcome		Not allocate								
Site Ref	KM-X5	Site name	Langmuir, Kilmaurs			Settlement	Kilmaurs			
Ward	1	Area (ha)	10.6	Indicative Capacity		295	Sub HMA	K&L		
LDP1 Ref		PIP Ref		MIR Ref			CfSI Ref	CfSI47		
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	5	1	2	5	5	1	2	30/60	82/135
Ranking										
Overall Rank		117/230	Ward Rank		18/47		Settlement Rank		8/10	
Stage 3										
<p>The proposed site is large, sprawling and comprised of three separate areas. Each would have an adverse landscape impact, to a lesser or greater degree, particularly the southernmost section that encompasses a ridge of mature woodland. The sites are further from the centre of Kilmaurs than other proposed and existing sites and would therefore comply with 20 minute neighbourhood principles to a lesser degree. Whilst it may be considered appropriate to allocate the northernmost portion of the site at a later date, this would not take place until other allocations within the settlement, either proposed or for Future Housing Growth, had been built out. NatureScot stated as part of the consultation process that development of the site would present an opportunity to deliver open space and blue-green infrastructure and that there is an existing landscape framework of hedgerows and trees which should be integral to the design. They recommend that development proposals should ensure that they are coherent with existing and proposed development as well as the rural landscape setting. Nevertheless, given the proposed allocation of other preferable sites in the settlement, distance from services and the aforementioned potential landscape impact, it was not considered appropriate to allocate the site in LDP2.</p>										

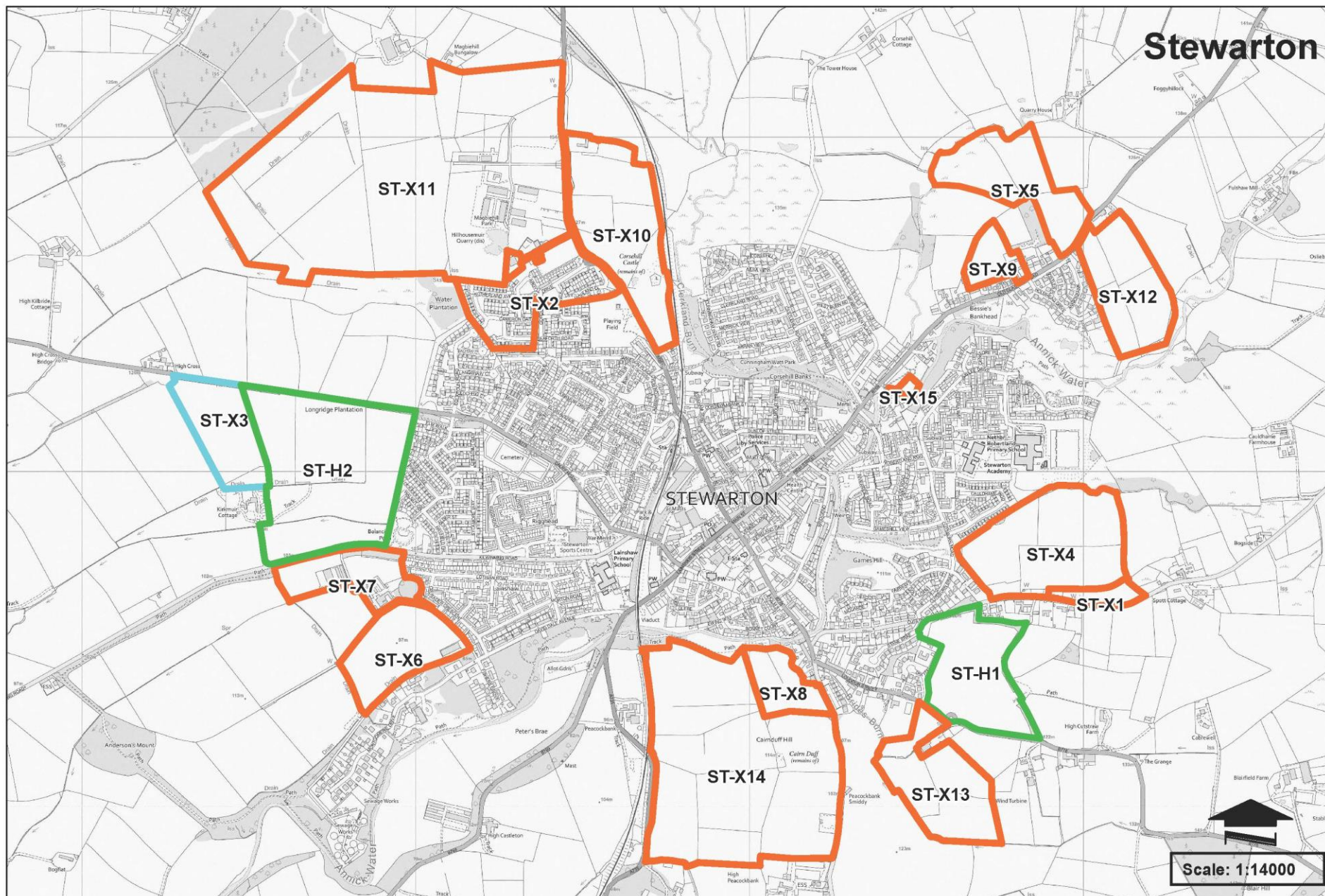
KM-H4		Kilmaurs			Standalane					
Outcome		Allocate								
Site Ref	KM-H4	Site name	Standalane			Settlement	Kilmaurs			
Ward	1	Area (ha)	2.0	Indicative Capacity		44	Sub HMA	K&L		
LDP1 Ref		PIP Ref	PIP36	MIR Ref		112MIR	CfSI Ref			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	5	29/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	2	5	5	2	5	37/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		11/47		Settlement Rank		6/10	
Stage 3										
A number of strengths apply to the site in question that do not apply to other sites proposed in Kilmaurs. The site is well contained and bounded by the railway line to the west, Standalane to the east and existing built development to the south. Whilst some mitigation may be required as a consequence of proximity to the railway, it is considered that development would result in a natural extension of the settlement in that area with minimal adverse landscape impact. Other strengths include a potential pedestrian access at the southernmost part of the site and the presence of existing bus stops nearby. In general terms, and subject to appropriate mitigation, the site was considered suitable for allocation in LDP2.										



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LT-X1	Lugton			4 Dunlop Road						
Outcome	Not allocate									
Site Ref	LT-X1	Site name	4 Dunlop Road			Settlement	Lugton			
Ward	1	Area (ha)	1.1	Indicative Capacity	30	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP48	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	5	2	2	19/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	2	1	1	5	5	2	26/60	66/135
Ranking										
Overall Rank		225/230	Ward Rank		46/47		Settlement Rank		2/2	
Stage 3										
<p>The long, narrow site in question lies immediately adjacent to a railway line and any development would be 'backland' in nature because the site is located to the rear of properties on Dunlop Road. An application to develop the land for tourism accommodation was pending consideration at the time of the site assessment. Nevertheless, the site was considered unsuitable for residential development as a consequence of the aforementioned characteristics, and as a consequence of the very low overall rank it received when assessed against the criteria above. It was therefore considered that the site should not be allocated in LDP2 and that the land should furthermore not be included within the Lugton settlement boundary.</p>										

LT-X2	Lugton			Old Station Yard Dunlop Road						
Outcome	Not allocate									
Site Ref	LT-X2	Site name	Old Station Yard Dunlop Road			Settlement	Lugton			
Ward	1	Area (ha)	0.5	Indicative Capacity	13	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	1	5	1	5	5	23/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	5	5	5	2	29/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	1	1	5	5	5	32/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		8/47		Settlement Rank		1/2	
Stage 3										
Development of the site was underway at the time of site assessment and is expected by the Development Management service to be complete prior to the adoption of LDP2 in mid-2023. It was therefore not considered necessary to allocate the site.										



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ST-X1		Stewarton		Cutstraw Road (land opposite Meikle Cutstraw)						
Outcome		Not allocate								
Site Ref	ST-X1	Site name	Cutstraw Road (land opp Meikle Cutstraw)			Settlement	Stewarton			
Ward	1	Area (ha)	1.3	Indicative Capacity	36	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP66	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	5	25/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	1	5	2	5	1	1	27/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/47		Settlement Rank		12/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. In their response to the Main Issues Report consultation, NatureScot stated that the site in question is a prominent one located out with the settlement boundary which defines the landscape setting and gateway to Stewarton from the east along Cutstraw Road. They continued that the site is disconnected from Stewarton and also contributes to the rural landscape setting of the wider area, noting that a band of semi-natural woodland is located in the south-west corner of site. They considered that on its own, and particularly in combination with ST-X4 adjacent, development of the site would lead to a significant urban extension to Stewarton, adversely affecting the rural landscape setting. They also considered that development would also set an unfortunate precedent for further development to the east of Stewarton, resulting in incremental erosion of the rural setting. They considered that the site should not be allocated in the LDP2. Indeed, a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development. The site performed relatively poorly against the criteria of the site assessment framework. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-H1		Stewarton			Draffen East					
Outcome		Allocate								
Site Ref	ST-H1	Site name	Draffen East			Settlement	Stewarton			
Ward	1	Area (ha)	8.8	Indicative Capacity		70	Sub HMA	K&L		
LDP1 Ref	355H	PIP Ref		MIR Ref			CfSI Ref			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	5	5	1	1	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	5	2	5	22/35	2	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	5	5	2	5	2	2	39/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		8/47		Settlement Rank		3/17	
Stage 3										
Development of the site was underway at the time of the site assessment process and is expected to complete after the adoption of LDP2 in mid-2023. It is therefore considered appropriate to allocate the site in LDP2. Subject to its completion, the site will be deallocated ahead of the adoption of LDP3.										

ST-X2		Stewarton			Dunlop Road					
Outcome		Not allocate								
Site Ref	ST-X2	Site name	Dunlop Road			Settlement	Stewarton			
Ward	1	Area (ha)	7.6	Indicative Capacity		211	Sub HMA	K&L		
LDP1 Ref	356H	PIP Ref		MIR Ref			CfSI Ref			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	5	5	1	1	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	2	5	5	32/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	5	5	2	5	5	5	45/60	109/135
Ranking										
Overall Rank		7/230	Ward Rank		2/47		Settlement Rank		2/17	
Stage 3										
Development of the site was underway at the time of the site assessment process and was expected to complete before the adoption of LDP2 in mid-2023. It was not therefore considered necessary to allocate the site in LDP2.										

ST-H2		Stewarton		Kilwinning Road						
Outcome		Allocate								
Site Ref	ST-H2	Site name	Kilwinning Road			Settlement	Stewarton			
Ward	1	Area (ha)	14.1	Indicative Capacity	350	Sub HMA	K&L			
LDP1 Ref	FGA4	PIP Ref	PIP62	MIR Ref		CfSI Ref	CfSI35			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	2	26/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	1	5	2	5	2	5	32/60	87/135
Ranking										
Overall Rank		91/230	Ward Rank		12/47		Settlement Rank		4/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question is considered suitable for allocation in LDP2 for several reasons. It performed well against the criteria of the site assessment framework, ranking fourth in Stewarton behind sites that were already allocated in LDP1 and performing well when compared to other sites in Annick and East Ayrshire as a whole. The site was identified as a Future Growth Area in LDP1, an indication that it had been considered suitable during the preparation of that Plan; a similar conclusion has been reached during the preparation of LDP2. The site lies within an area that a landscape study commissioned by the Council identified as an area most suitable for development as the study states that the area is low lying and contains established shelterbelt woodland. Primarily as a consequence of the reduced landscape impact of the site, its performance against the indicators of the site assessment framework and its previous identification as a Future Growth Area in LDP1, it was considered appropriate to allocate the site in LDP2. The site would comprise the sole residential allocation in Stewarton other than the Draffen East site (ST-H1) and the only new allocation. When combined with ST-H1, allocated sites would total approximately 420 units during the Plan period. This limited allocation is considered appropriate given the constraints to which Stewarton is subject and the site in question (ST-H2) is considered to be the one of the most appropriate considered during the site assessment process as a whole.</p>										

ST-X3		Stewarton		Kilwinning Road (W)						
Outcome		Future Housing Growth								
Site Ref	ST-X3	Site name	Kilwinning Road (W)			Settlement	Stewarton			
Ward	1	Area (ha)	5.8	Indicative Capacity	160	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	1	2	5	5	2	2	22/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	1	5	2	5	1	2	30/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		20/47		Settlement Rank		9/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question would comprise of a limited expansion from site ST-H2 and would lie within an area that was, according to a landscape study, commissioned by the council generally considered to be less sensitive to development. The area is low lying and contains established shelterbelt woodland. For these reasons, it was considered appropriate not to allocate the site but to identify it as a potential Future Housing Growth area to be considered in more detail as part of the preparation of LDP3.</p>										

ST-X4	Stewarton			Land at Cutsburn Road						
Outcome	Not allocate									
Site Ref	ST-X4	Site name	Land at Cutsburn Rd			Settlement	Stewarton			
Ward	1	Area (ha)	12.5	Indicative Capacity	348	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP65	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	5	1	5	21/35	2	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	1	5	2	5	1	1	33/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		31/47		Settlement Rank		15/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. In their response to the Main Issues Report consultation, NatureScot stated that development of the site would result in significant adverse landscape and visual impacts, particularly from Cutsburn Brae from the north and from Cutstraw Road from the east. The development of site in question would present a significant extension of the urban setting and would set an unfortunate precedent for further erosion of the rural setting. They considered that the site should not be allocated in the LDP2. Indeed, a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development. The site performed relatively poorly against the criteria of the site assessment framework. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X5		Stewarton		Land at Holmhead Farm						
Outcome		Not allocate								
Site Ref	ST-X5	Site name	Land at Holmhead Farm			Settlement	Stewarton			
Ward	1	Area (ha)	1.8	Indicative Capacity	50	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP68	MIR Ref	158MIR	CfSI Ref	CfSI18			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	1	1	18/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	1	2	1	5	2	5	2	1	27/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		34/47		Settlement Rank		17/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question is located further from the centre of Stewarton than several other promoted sites and lies within an area that a landscape study commissioned by the Council indicated was an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence. As a consequence of a number of constraints to which the site is to some degree subject, the site performed poorly against the criteria of the site assessment framework, particularly in the context of Stewarton. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X6		Stewarton		Land at Lainshaw Estate						
Outcome		Not allocate								
Site Ref	ST-X6	Site name	Land at Lainshaw Estate			Settlement	Stewarton			
Ward	1	Area (ha)	6.0	Indicative Capacity	167	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP63	MIR Ref	167MIR	CfSI Ref	CfSI36			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	2	20/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	5	5	2	5	1	2	35/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		20/47		Settlement Rank		9/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question performed relatively well against the criteria of the site assessment framework and ranked ninth of seventeen sites overall. Nevertheless, the site was considered less preferable than others in Stewarton primarily as a consequence of its location within the Lainshaw House estate landscape. Indeed, an application from 2019 was withdrawn in the context of concerns from the planning service about the potential that development might adversely and permanently impact landscape. A landscape impact study commissioned by the Council indicates that the site would not be suitable for residential development. As a consequence of a number of constraints to which the site is to some degree subject and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X7		Stewarton		Land at Lainshaw Mains Farm						
Outcome		Not allocate								
Site Ref	ST-X7	Site name	Land at Lainshaw Mains Farm			Settlement	Stewarton			
Ward	1	Area (ha)	5.2	Indicative Capacity	144	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP70	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	1	2	1	18/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	5	5	2	5	2	2	33/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		28/47		Settlement Rank		13/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question performed relatively poorly against the criteria of the site assessment framework, particularly as a consequence of potential adverse impact on the setting of heritage assets (the Lainshaw House estate and Category B listed Lainshaw Mains Farm itself). Indeed, a landscape impact study commissioned by the Council indicates that the site would not be suitable for residential development due to its presence within the Lainshaw House estate landscape. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X8		Stewarton		Land at Low Peacockbank						
Outcome		Not allocate								
Site Ref	ST-X8	Site name	Land at Low Peacockbank			Settlement	Stewarton			
Ward	1	Area (ha)	3.4	Indicative Capacity	94	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP64	MIR Ref	61MIR	CfSI Ref	CfSI39			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	5	25/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	5	2	5	2	1	34/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		16/47		Settlement Rank		7/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question performed relatively well against the criteria of the site assessment process and is located close to a range of facilities and transport options. However, a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development and the site would be to some degree spatially cut off from the rest of Stewarton by its location on the southern bank of the Brides Burn, particularly given the scale of development proposed. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X9	Stewarton			Land at Old Glasgow Road						
Outcome	Not allocate									
Site Ref	ST-X9	Site name	Land at Old Glasgow Rd.			Settlement	Stewarton			
Ward	1	Area (ha)	2.1	Indicative Capacity	58	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP69	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	2	22/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	1	5	2	5	2	1	28/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		31/47		Settlement Rank		15/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question performed relatively poorly against the criteria of the site assessment framework and was ranked fifteenth of seventeen sites; a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development. The site, which could accommodate up to 60 dwellings, lies to the rear of properties on Glasgow Road and it is considered that access arrangements would be somewhat problematic due to the presence of existing dwellings and garden space along the entire frontage adjacent to the site. Access to the site would require the demolition of a historic farmstead which, although not listed, contributes much to the pleasant character of the group of dwellings along the northern side of Glasgow Road. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X10		Stewarton		Land E of Dunlop Road						
Outcome		Not allocate								
Site Ref	ST-X10	Site name	Land E of Dunlop Rd			Settlement	Stewarton			
Ward	1	Area (ha)	11.9	Indicative Capacity	331	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP71	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	2	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	1	5	2	22/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	2	5	2	5	1	5	38/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank		14/47		Settlement Rank		6/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question lies within close walking distance of Stewarton railway station and town centres and is within reasonable walking distance of primary and secondary schools. It performed relatively well against the criteria of the site selection process in that regard. A landscape study commissioned for the Council indicates that the site is an indicative area most suitable for development. However, the site is subject to a significant constraint due to the presence of the remains of the Category B listed Corsehill Castle within the site. In a response to consultation for LDP2, Historic Environment Scotland stated that although the site has listed buildings within its boundary, they were content with the principle of development on the basis that the listed building would be retained and that development would respect the setting of the building. Nevertheless, in responses to the Main Issues Report consultation it was implied that local opinion would largely be against development of the site on the basis of the presence of the historic feature; the Stewarton Historic Society registered an objection at that time. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

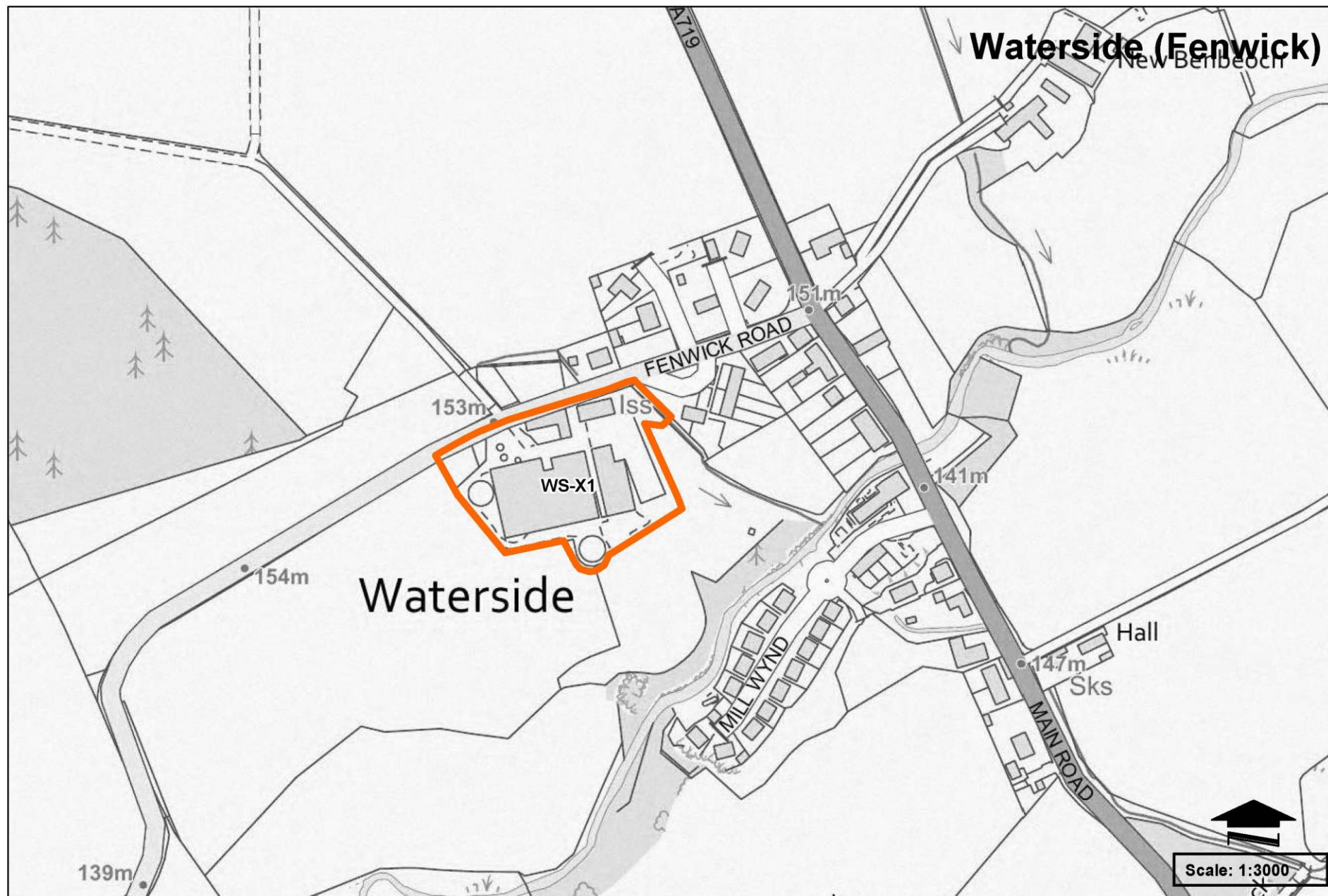
ST-X11		Stewarton		Land N of Blackwood Plant Hire						
Outcome		Not allocate								
Site Ref	ST-X11	Site name	Land N of Blackwood Plant Hire			Settlement	Stewarton			
Ward	1	Area (ha)	54.0	Indicative Capacity	25	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP67	MIR Ref	194MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	5	2	2	19/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	5	5	2	5	2	2	39/60	87/135
Ranking										
Overall Rank		91/230	Ward Rank		12/47		Settlement Rank		4/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question was submitted with a residential element, as well as a proposal for a garden centre and a country park. It was considered through the site assessment process that the residential element would be located too far from the centre of Stewarton, would be isolated amongst or to the rear of existing and approved business/industrial development and would consequently not relate well to the adjacent Dunlop Road. It was therefore determined that it would not be appropriate to allocate the site for residential purposes but to introduce a business and industrial allocation in the area so as to support the expansion of commercial activity in the town and reflect the existing presence of a range of businesses.</p>										

ST-X12		Stewarton		Land S of Old Glasgow Road						
Outcome		Not allocate								
Site Ref	ST-X12	Site name	Land S of Old Glasgow Rd			Settlement	Stewarton			
Ward	1	Area (ha)	7.6	Indicative Capacity	211	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	161MIR	CfSI Ref	CfSI37			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	1	5	22/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	1	2	1	5	2	5	1	1	26/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		28/47		Settlement Rank		13/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. Whilst the party that submitted the site provided a substantial amount of supporting evidence, the site in question performed relatively poorly against the criteria of the site assessment framework and was ranked thirteenth of seventeen sites, particularly with regard to impact on landscape and walking distance from the railway station and town centre. Indeed, a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development, the north-easternmost part of the site lying within an area described as an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence. In a consultation response, NatureScot stated that the greenfield site defines the southern edge of the settlement from the north-east along the B769, that it contributes to the rural setting of the surrounding area and that development would set a precedent for further expansion of the settlement to the north-east/north of the B769. They recommended that careful consideration would be required using a masterplan approach to ensure cohesion with existing and proposed development as well as the character and setting of the area and that a suitable landscape framework should also be provided. Given these constraints, the existence of several preferable sites in Stewarton and the potential that the site could accommodate several hundred homes, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X13		Stewarton		Land S of the B778						
Outcome		Not allocate								
Site Ref	ST-X13	Site name	Land S of the B778			Settlement	Stewarton			
Ward	1	Area (ha)	5.3	Indicative Capacity	147	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	190MIR	CfSI Ref	CfSI46			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	5	26/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	1	5	2	5	2	2	29/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		20/47		Settlement Rank		9/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. In a consultation response, NatureScot stated that development of the site would be a significant extension of the urban character, eroding the rural setting. They considered that there could be landscape capacity for a smaller area of the site to the north-west of Netherfield House and that if allocated, a masterplan approach should be taken to ensure cohesion both across the site and with existing and proposed development. Nevertheless, whilst a landscape study commissioned by the Council indicated that the site does not fall within an area subject to any particular constraint, in their examination of the Proposed East Ayrshire Local Development Plan (LDP1), the Reporter concluded that the site had very limited, if any, capacity for development in landscape terms. Given these constraints and the existence of several preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X14		Stewarton		Peacockbank Farm						
Outcome		Not allocate								
Site Ref	ST-X14	Site name	Peacockbank Farm			Settlement	Stewarton			
Ward	1	Area (ha)	30.0	Indicative Capacity	836	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	233MIR	CfSI Ref	CfSI45			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	5	1	5	5	1	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	5	25/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	5	2	5	2	1	34/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		16/47		Settlement Rank		7/17	
Stage 3										
<p>Stewarton is subject to substantial pressure on local education and medical facilities and also experiences constraints with regard to vehicle movements to, from and within the settlement. To address this, the Council undertook a local consultation and has published a development framework for the town to guide development during the LDP2 period. Within this context it was necessary to ensure that the sites selected for residential allocation as part of LDP2 would be limited in number and to confirm that those sites that were selected would impact the aforementioned constraints to the smallest degree possible. The site in question performed relatively well against the criteria of the site assessment process and is located close to a range of facilities and transport options. However, a landscape study commissioned by the Council indicated that the site was an area with limited potential for residential development and the site would be to some degree spatially cut off from the rest of Stewarton by its location on the southern bank of the Brides Burn, particularly given the scale of development proposed. The site in question is a larger iteration of submitted site ST-X8 and, if developed fully, could accommodate more than 800 dwellings. Such an expansion of Stewarton is not considered to be appropriate at this time given the aforementioned range of constraints to which the settlement is subject. Given these constraints, and the existence of preferable sites in Stewarton, it was not considered appropriate to allocate the site in LDP2.</p>										

ST-X15		Stewarton		Wylie Place/Riverford						
Outcome		Not allocate								
Site Ref	ST-X15	Site name	Wylie Place/Riverford			Settlement	Stewarton			
Ward	1	Area (ha)	0.3	Indicative Capacity	8	Sub HMA	K&L			
LDP1 Ref	439H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	5	5	1	2	5	23/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	5	5	5	2	29/35	2	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	5	5	2	5	5	5	51/60	113/135
Ranking										
Overall Rank		2/230	Ward Rank		1/47		Settlement Rank		1/17	
Stage 3										
Development of the site was underway at the time of the site assessment process and is expected to complete before the adoption of LDP2 in mid-2023. It is therefore not considered necessary to allocate the site in LDP2.										



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WS-X1		Waterside (Fen)			Fenwick Road					
Outcome		Not allocate								
Site Ref	WS-X1	Site name	Fenwick Road			Settlement	Waterside (Fen)			
Ward	1	Area (ha)	1.2	Indicative Capacity	32	Sub HMA	K&L			
LDP1 Ref	442H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	2	1	1	2	5	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	5	2	1	28/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	1	2	5	2	2	27/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank		38/47		Settlement Rank		1/1	
Stage 3										
The site in question was allocated in LDP1 (442H). However, no interest has recently been expressed in its development and no programming has been applied to the site in two successive Housing Land Audits (2019 and 2020). As a consequence of doubts about its effectiveness and viability, it was considered appropriate not to allocate the site in LDP2. Nevertheless, the site will remain within the settlement boundary until such time as development is forthcoming.										