

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

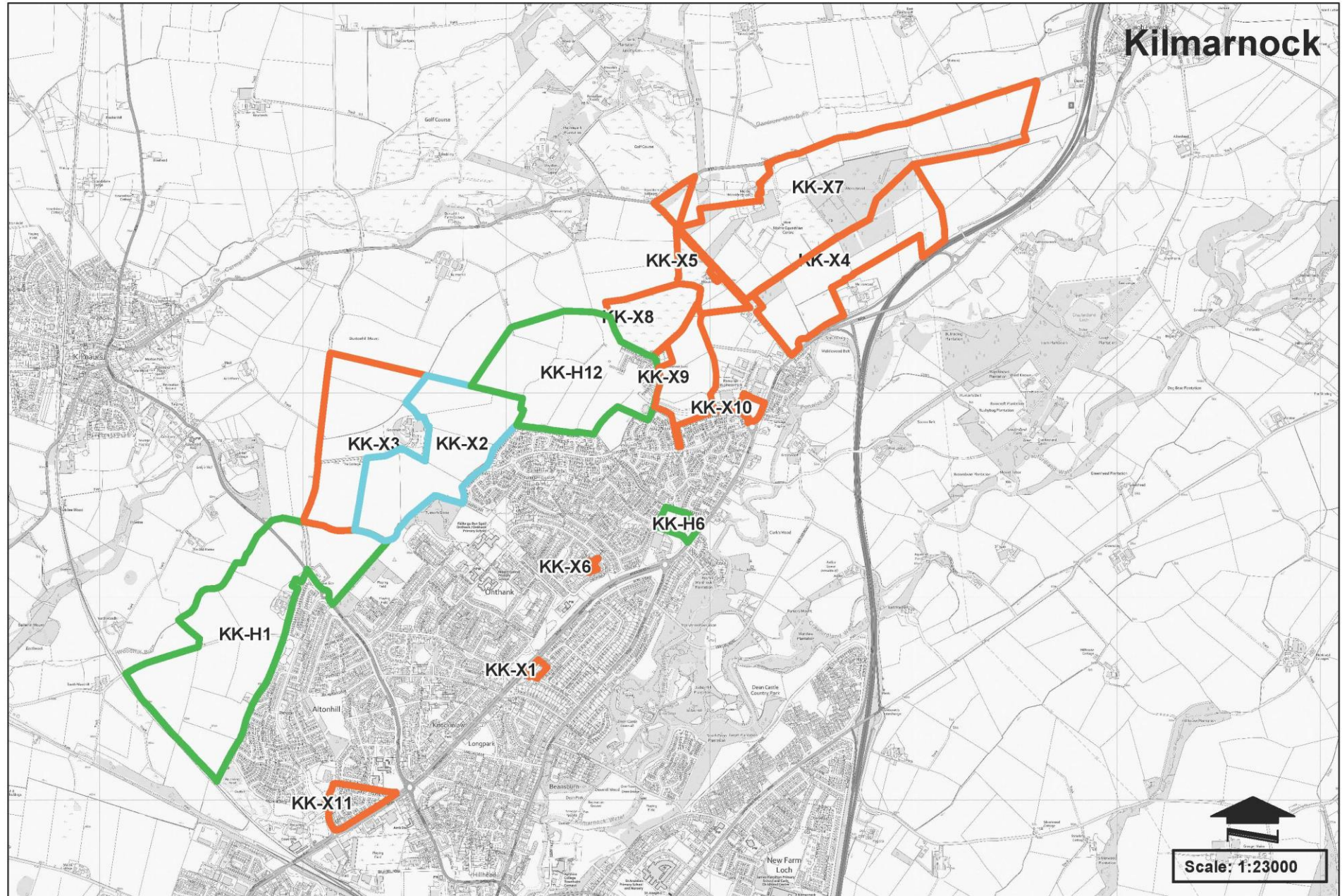
Appendix 2 (Ward 2 – Kilmarnock North)

Revision 14/06/2022

Appendix 2 – Ward 2 (Kilmarnock North)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
KK-H1	Kilmarnock	Altonhill	Kilmarnock & Loudoun	106	62	Allocate
KK-X1		Arran Avenue		24	74	Not allocate
KK-H6		Glasgow Road (W)		23	75	Allocate
KK-X3		Land at Grassmillside		194	54	Not allocate
KK-X2		Land at Grassmillside (Alt)		179	56	Not allocate
KK-X4		Land at Meiklewood, Kilmarnock		122	60	Not allocate
KK-X5		Land at Northcraig Reservoir		103	63	Not allocate
KK-X6		Land to Rr. 55 Craufurdland Road		5	81	Not allocate
KK-X7		Meiklewood/Mossie site		158	57	Not allocate
KK-X8		Northcraig Reservoir, Kilmarnock		127	59	Not allocate
KK-X9		Northcraigs		82	65	Not allocate
KK-H12	Northcraigs	51	69	Allocate		
KK-X10	Plot A, Rowallan Industrial Estate	15	76	Not allocate		
KK-X11	Western Road	3	83	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.



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KK-H1	Kilmarnock			Altonhill						
Outcome	Allocate									
Site Ref	KK-H1	Site name	Altonhill				Settlement	Kilmarnock		
Ward	2	Area (ha)	47.0	Indicative Capacity	800	Sub HMA	K&L			
LDP1 Ref	FGA2	PIP Ref		MIR Ref		CfSI Ref	CfSI13			
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	2	1	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
1	5	2	1	5	5	5	2	2	33/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		9/14		Settlement Rank		34/51	
Stage 3										
<p>The site in question could accommodate more than 1000 dwellings and would result in a significant westward expansion of Kilmarnock. Parts of the site are at a raised elevation and development would be visible from surrounding areas, this interpretation having been confirmed by a landscape impact study commissioned by the Council. The site is somewhat isolated and not within close walking distance of Kilmarnock town centre. Nevertheless, the site presents a number of strengths when compared to other proposed sites in Kilmarnock. Principally, it was listed as a Future Growth Area (FGA2) in the 2017 LDP and was considered an appropriate extension at that time. Indeed, Kilmarnock is somewhat constrained with regards to future growth by the A71 to the south, the A77 to the east and the industrial area at Rowallan to the north; expansion in a westerly or north-westerly direction is consequently considered to be the most appropriate direction of growth. The site also lies adjacent to both the Fardalehill development to the south, its footpath connections and potential services and existing development at older Altonhill development to the south-east. The site lies close to the Kilmarnock-Irvine cycle route and the main road leading to Kilmaurs, both of which either allow or could allow subject to investment for active travel and public transport options, thereby helping to comply with 20 minute neighbourhood principles. When other, less preferable sites to the north of Kilmarnock were taken into consideration alongside housing land requirements, it was considered appropriate to allocate the site in LDP2. NatureScot has advised that development should be pulled back from Woodhill Burn and, amongst various comments, this statement has been included in the site specific requirements in the Volume 2 of the Proposed LDP2.</p>										

KK-X1	Kilmarnock		Arran Avenue							
Outcome	Not allocate									
Site Ref	KK-X1	Site name	Arran Avenue				Settlement	Kilmarnock		
Ward	2	Area (ha)	0.2	Indicative Capacity	10	Sub HMA	K&L			
LDP1 Ref	313H	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	1	5	2	1	1	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	5	5	5	5	5	1	31/35	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	5	5	5	5	5	5	44/60	100/135
Ranking										
Overall Rank		24/230	Ward Rank		5/14		Settlement Rank		15/51	
Stage 3										
<p>The site in question had been allocated since 2010 and has been progressively built out. The site is also well-located and scored highly against the criteria of the housing site assessment. Nevertheless, the site was not promoted as part of the call for sites exercise and no interest has been expressed in its development for a number of years. The most recent application for a substitution of house types compared to those consented in 2006 was made in 2018 and resulted in a refusal. The remaining portion of unbuilt land (in the northern part of the site) is small. It was therefore considered appropriate to deallocate the site as it would result in only a limited number of units and already has a live consent. The land will remain within the settlement boundary and both the principle of development and the existing consent will remain.</p>										

KK-H6	Kilmarnock		Glasgow Road (W)							
Outcome	Allocate									
Site Ref	KK-H6	Site name	Glasgow Road (W)				Settlement	Kilmarnock		
Ward	2	Area (ha)	1.9	Indicative Capacity	45	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	1	5	1	1	5	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	5	5	5	5	5	1	31/35	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	1	1	5	5	5	5	5	42/60	101/135
Ranking										
Overall Rank		23/230	Ward Rank		4/14		Settlement Rank		14/51	
Stage 3										
<p>An application for 45 affordable housing units was pending consideration at the time of site assessment and was considered likely to proceed to approval by the Development Management service; development would complete after the adoption of the plan. The site constitutes a significant undeveloped, infill or gap site within the Kilmarnock settlement boundary. Whilst the site is known to suffer from various constraints, these are not considered insurmountable and the development of the site for housing is strongly encouraged. It was therefore considered appropriate to allocate the site for residential uses in LDP2.</p>										

KK-X2	Kilmarnock		Land at Grassmillside (Alt)							
Outcome	Future Housing Growth									
Site Ref	KK-X2	Site name	Land at Grassmillside				Settlement	Kilmarnock		
Ward	2	Area (ha)	31.6	Indicative Capacity	880	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP33	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	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	1	2	5	5	1	2	21/35	1	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	1	1	5	5	5	2	2	29/60	75/135
Ranking										
Overall Rank		179/230	Ward Rank		13/14	Settlement Rank		46/51		
Stage 3										
<p>Development of the large site in question would result in a substantial extension into the open countryside. NatureScot stated in their response to the Main Issues Report consultation that the site contributes to the rural setting of the area and that development would result in significant adverse landscape and visual impacts, eroding the rural setting and potentially leading to the coalescence of Kilmarnock and Kilmaurs. The site is very prominent in the landscape, rising to peak at existing farm buildings in the centre of the site at Grassmillside. Parts of the site would be a significant distance from services and would be closer to Kilmaurs town centre than they would be to some key facilities in Kilmarnock, particularly with regard to schools and shopping facilities. It is therefore not considered appropriate to allocate the site in LDP2. Nevertheless, it is considered that the eastern and south-eastern portion of the site that lies adjacent to the settlement boundary and east to south-east of the farm a Grassmillside may constitute an appropriate extension of the settlement boundary at a future date. The proposed arrangement would avoid coalescence with Kilmaurs and would in part constitute an area that was considered appropriate for development as part of a landscape impact study undertaken for the Council. Consequently, and subject to the completion of other allocated sites in Kilmarnock, the site will be identified as a Future Housing Growth site and considered for allocation as part of the preparation of LDP3.</p>										

KK-X3	Kilmarnock		Land at Grassmillside							
Outcome	Not allocate									
Site Ref	KK-X3	Site name	Land at Grassmillside				Settlement	Kilmarnock		
Ward	2	Area (ha)	61.9	Indicative Capacity	1725	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP33	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	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	1	2	5	5	1	2	21/35	1	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	1	1	5	5	5	1	1	27/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank		14/14		Settlement Rank		47/51	
Stage 3										
Development of the large site in question would result in a substantial extension into the open countryside. NatureScot stated in their response to the Main Issues Report consultation that the site contributes to the rural setting of the area and that development would result in significant adverse landscape and visual impacts, eroding the rural setting and potentially leading to the coalescence of Kilmarnock and Kilmaurs. The site is very prominent in the landscape, rising to peak at existing farm buildings in the centre of the site at Grassmillside. Parts of the site would be a significant distance from services and would be closer to Kilmaurs town centre than they would be to some key facilities in Kilmarnock, particularly with regard to schools and shopping facilities. It was therefore not considered appropriate to allocate the site as submitted in LDP2.										

KK-X4	Kilmarnock		Land at Meiklewood, Kilmarnock							
Outcome	Not allocate									
Site Ref	KK-X4	Site name	Land at Meiklewood, Kilmarnock			Settlement	Kilmarnock			
Ward	2	Area (ha)	26.6	Indicative Capacity	741	Sub HMA	K&L			
LDP1 Ref	152B	PIP Ref		MIR Ref		CfSI Ref	CfSI34			
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	2	2	5	5	1	2	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
2	5	1	1	5	5	5	2	1	31/60	81/135
Ranking										
Overall Rank		122/230	Ward Rank		10/14	Settlement Rank		40/51		
Stage 3										
<p>The site in question is located north of the Meiklewood junction with the M77. Development of the site for residential uses was considered inappropriate for a number of reasons. The site is isolated from other residential areas in Kilmarnock and lies north of the existing Rowallan industrial estate. Walking distances to services and facilities would be longer than other sites submitted through the call for sites exercise, particularly for any homes that might be located in the north-easternmost extremity of the site. It is likely that either car or bus travel would either be necessary for most travel or be of significant temptation given journey times on foot. Whilst some neighbourhood services are located at Glasgow Road, the town centre and the wide range of services therein lies far from the site; other sites proposed as part of the call for sites lie closer, thereby meeting 20 minute neighbourhood principles to a greater degree. The site lies close to the Laigh Fenwick settlement boundary and concerns about coalescence with that village were expressed with regard to development in the area. The area within which the site is located was classed in a landscape impact study prepared for the Council as either an area not suitable for development, that may be required to preserve the setting of settlements and prevent coalescence, or an area within which new or existing landscape/planting should take place to accompany development as buffer zones and or screening. It was therefore considered that the site should not be allocated for residential uses in LDP2.</p>										

KK-X5	Kilmarnock		Land at Northcraig Reservoir							
Outcome	Not allocate									
Site Ref	KK-X5	Site name	Land at Northcraig Reservoir				Settlement	Kilmarnock		
Ward	2	Area (ha)	7.8	Indicative Capacity	217	Sub HMA	K&L			
LDP1 Ref	153B	PIP Ref	PIP32	MIR Ref	153MIR	CfSI Ref	CfSI10			
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	2	2	5	5	5	2	26/35	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
2	2	1	1	5	5	5	2	5	31/60	85/135
Ranking										
Overall Rank		103/230	Ward Rank		8/14		Settlement Rank		32/51	
Stage 3										
<p>The site in question is located north of the Meiklewood junction with the M77. Development of the site for residential uses was considered inappropriate for a number of reasons. The site is isolated from other residential areas in Kilmarnock and lies north of the existing Rowallan industrial estate. Walking distances to services and facilities would be longer than other sites submitted through the call for sites exercise, particularly for any homes that might be located in the north-easternmost extremity of the site. It is likely that either car or bus travel would either be necessary for most travel or be of significant temptation given journey times on foot. Whilst some neighbourhood services are located at Glasgow Road, the town centre and the wide range of services therein lies far from the site; other sites proposed as part of the call for sites lie closer, thereby meeting 20 minute neighbourhood principles to a greater degree. The area within which the site is located was classed in a landscape impact study prepared for the Council as an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence. Given these constraints and the presence of preferable sites in Kilmarnock, it was therefore considered that the site should not be allocated for residential uses in LDP2.</p>										

KK-X6	Kilmarnock		Land To Rear 55 Craufurdland Road							
Outcome	Not allocate									
Site Ref	KK-X6	Site name	Land To Rear 55 Craufurdland Road			Settlement	Kilmarnock			
Ward	2	Area (ha)	0.2	Indicative Capacity	6	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	1	5	5	1	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	5	5	5	5	5	2	32/35	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	1	5	5	5	5	5	5	46/60	110/135
Ranking										
Overall Rank		5/230	Ward Rank		2/14	Settlement Rank			4/51	
Stage 3										
<p>Consent for the development of the site was granted prior to the start of the site assessment process and it was considered necessary to discuss the potential to create an allocation on that basis. However, it was agreed after discussion within the planning team not to allocate the site due to its small scale, location within the settlement boundary and some lack of clarity over the effectiveness of the site. This recommendation does not affect the aforementioned consent, which remains live until such time as it is expires.</p>										

KK-X7	Kilmarnock		Meiklewood/Mossie site							
Outcome	Not allocate									
Site Ref	KK-X7	Site name	Meiklewood/Mossie site				Settlement	Kilmarnock		
Ward	2	Area (ha)	60.0	Indicative Capacity	1672	Sub HMA	K&L			
LDP1 Ref	152B	PIP Ref	PIP31	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		Yes		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	2	1	2	18/35	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
2	2	1	5	5	5	5	2	1	31/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		12/14		Settlement Rank		44/51	
Stage 3										
<p>The site in question is located north-west of the Meiklewood junction with the M77. Development of the site for residential uses was considered inappropriate for a number of reasons. The site is somewhat isolated from other residential areas in Kilmarnock and lies north of the existing Rowallan industrial estate. Walking distances to services and facilities would be longer than other sites submitted through the call for sites exercise, particularly for any homes that might be located in the north-easternmost extremity of the site. It is likely that either car or bus travel would either be necessary for most travel or be of significant temptation given journey times on foot. Whilst some neighbourhood services are located at Glasgow Road, the town centre and the wide range of services therein lies far from the site; other sites proposed as part of the call for sites lie closer, thereby meeting 20 minute neighbourhood principles to a greater degree. The site lies close to the Laigh Fenwick settlement boundary and concerns about coalescence with that village were expressed with regard to development in the area. The area within which the site is located was classed in a landscape impact study prepared for the Council as an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence. In a consultation response, SNH (NatureScot) stated that they considered that it would be challenging to deliver sustainable development in the location in question, as it would encourage the use of private cars. They also stated that development at the site in question would be likely to set an unfortunate precedent for further development, undermining the settlement boundary and incrementally eroding the rural setting which ultimately could result in the coalescence of Kilmarnock and Fenwick. Given these constraints and the presence of preferable sites in Kilmarnock, it was consequently considered that the site should not be allocated for residential uses in LDP2.</p>										

KK-X8	Kilmarnock			Northcraig Reservoir							
Outcome	Not allocate										
Site Ref	KK-X8	Site name	Northcraig Reservoir				Settlement	Kilmarnock			
Ward	2	Area (ha)	10.3	Indicative Capacity	285	Sub HMA	K&L				
LDP1 Ref		PIP Ref	PIP27	MIR Ref	299MIR	CfSI Ref	CfSI31				
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	5	1	5	2	1	20/35	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	
2	2	1	5	5	5	5	2	2	32/60	80/135	
Ranking											
Overall Rank		127/230	Ward Rank		11/14	Settlement Rank		41/51			
Stage 3											
<p>The site in question is located to the north-east of the existing Northcraigs allocation and was previously in use as a reservoir. Whilst the site lies adjacent to the Northcraigs development and pedestrian and potentially road access would be possible, it was considered that the site is unsuitable for residential allocation for a number of reasons. The site is more isolated from the rest of Kilmarnock than a number of other proposed sites and walking distances to services and facilities are longer and more convoluted. The land has naturalised to a significant degree since the reservoir ceased to be in operation and NatureScot has supported suggestions that it should be designated as a Local Nature Reserve (LNR). The site is also subject to a degree of surface water flooding. It is anticipated that the adjacent Northcraigs development KK-H12 will be built out beyond the end of the LDP2 plan period. Development of that site in the first instance is considered more prudent than the addition of another site immediately adjacent during the same time span. Given these stated constraints and timescales and that it is considered that other sites that have been submitted in the north and west of Kilmarnock would be more sustainably located, within closer walking distance of services within the town centre, it was not considered that the site should be allocated in LDP2.</p>											

KK-H12	Kilmarnock		Northcraigs							
Outcome	Allocate									
Site Ref	KK-H12	Site name	Northcraigs				Settlement	Kilmarnock		
Ward	2	Area (ha)	37.1	Indicative Capacity	485	Sub HMA	K&L			
LDP1 Ref	319H	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	5	5	1	5	26/30	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	1	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
2	5	1	1	5	5	5	2	5	35/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		6/14		Settlement Rank		21/51	
Stage 3										
Development was underway at the time of site assessment and is anticipated to continue throughout the LDP2 period and during the years to 2036 according to the 2020 Housing Land Audit. It has been therefore demonstrated that the site is effective and, as a consequence, it was considered appropriate to allocate the site in LDP2.										

KK-X9	Kilmarnock			Northcraigs						
Outcome	Not allocate									
Site Ref	KK-X	Site name	Northcraigs				Settlement	Kilmarnock		
Ward	2	Area (ha)	11.2	Indicative Capacity	312	Sub HMA	K&L			
LDP1 Ref	153B	PIP Ref		MIR Ref		CfSI Ref	CfSI12			
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	1	25/35	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
2	5	1	1	5	5	5	2	5	34/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		7/14		Settlement Rank		28/51	
Stage 3										
<p>A submission for allocation of the land for a mix of uses including a neighbourhood centre and residential development has been made as part of the call for sites exercise. The site lies almost entirely within land allocated for business and industrial purposes in LDP1 (153B). It was considered that the site should continue to be allocated for such purposes during the LDP2 period to enable further business and industrial development, particularly given the removal as an allocated site and from the settlement boundary of the LDP1 business/industrial-allocated Meiklewood/Mossie site 152B that lay north-east of Proposed LDP2 site KK-B6(O). Nevertheless, a site within which miscellaneous footfall generating uses will be considered acceptable has been allocated within the southernmost portion of site in the Proposed LDP2, thereby meeting the request for the inclusion of a neighbourhood centre. Whilst not designated as a Future Housing Growth area, demand for the business/industrial use of the site will be assessed as part of the preparation of LDP3. A reconsideration of its suitability for residential development will be made should demand for commercial uses not be demonstrated.</p>										

KK-X10	Kilmarnock		Plot A, Rowallan Industrial Estate							
Outcome	Not allocate									
Site Ref	KK-X10	Site name	Plot A, Rowallan Industrial Estate			Settlement	Kilmarnock			
Ward	2	Area (ha)	0.9	Indicative Capacity	25	Sub HMA	K&L			
LDP1 Ref	153B	PIP Ref		MIR Ref		CfSI Ref	CfSI16			
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	5	5	5	5	5	2	32/35	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
2	5	1	5	5	5	5	5	5	42/60	103/135
Ranking										
Overall Rank		15/230	Ward Rank		3/14		Settlement Rank		8/51	
Stage 3										
<p>A submission for allocation of the site in question for a mix of uses including residential development was made as part of the call for sites exercise. The site lies entirely within land allocated for business and industrial purposes in the Proposed LDP2 (KK-B6(S)) and the site was allocated for identical purposes in LDP1. Whilst close to transport links and other residential development, the site is prominent within the existing business park and acts as the gateway site to the development. Retention of the site is therefore considered necessary so as to maintain the integrity of the business park and prevent the erosion of available business and industrial land in the settlement. It was therefore considered prudent not to allocate the site for residential uses in LDP2.</p>										

KK-X11	Kilmarnock		Western Road							
Outcome	Not allocate									
Site Ref	KK-X11	Site name	Western Road				Settlement	Kilmarnock		
Ward	2	Area (ha)	4.4	Indicative Capacity	123	Sub HMA	K&L			
LDP1 Ref	413H	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
5	5	5	5	5	5	1	31/35	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	5	5	5	5	48/60	112/135
Ranking										
Overall Rank		3/230	Ward Rank		1/14	Settlement Rank			2/51	
Stage 3										
Development of LDP1-allocated site for residential uses had completed prior to the start of the site assessment process and the site is as of spring 2022 entirely built out. It was therefore considered unnecessary to allocate the site in LDP2.										