

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

Appendix 3 (Ward 3 – Kilmarnock West & Crosshouse)

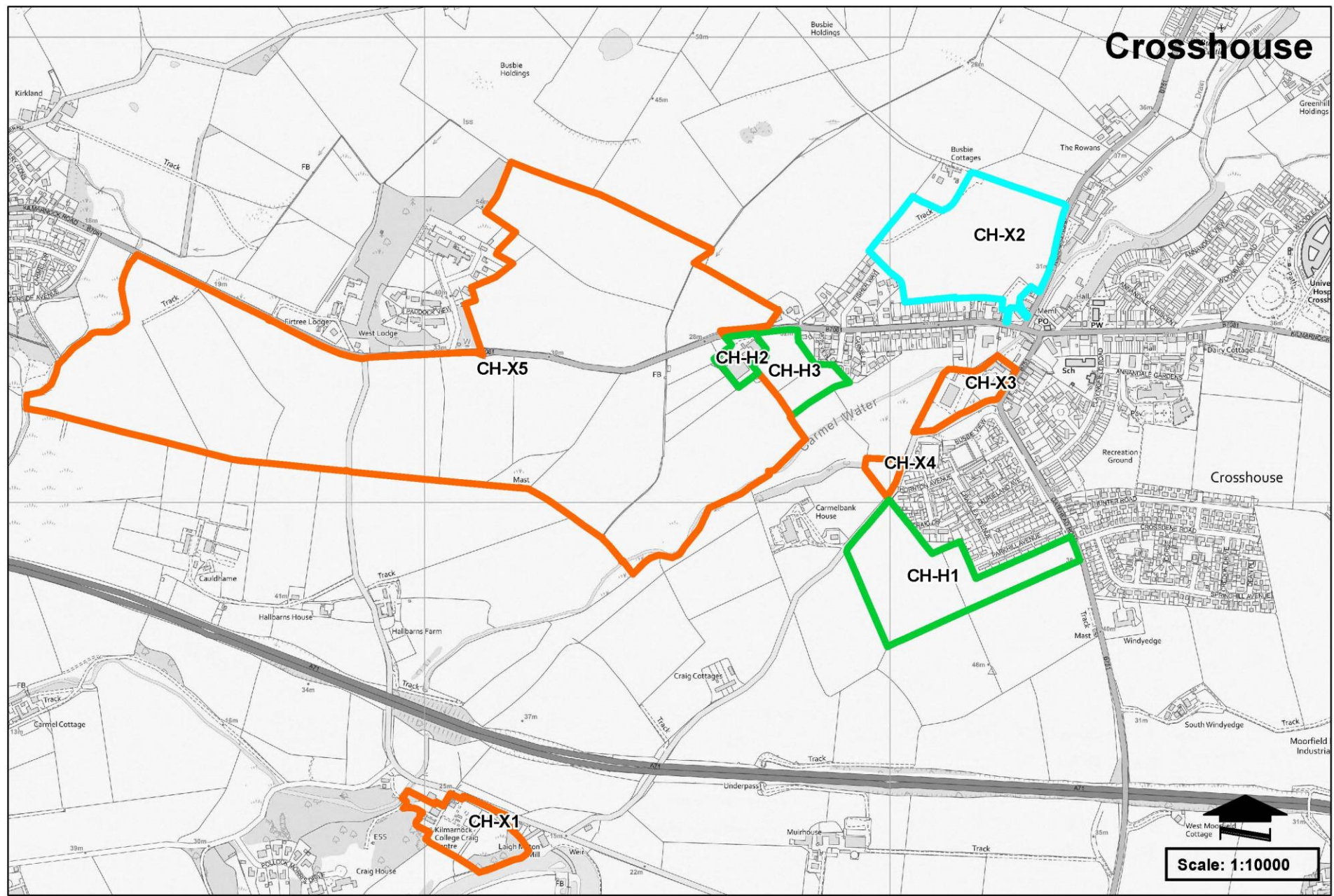
Revision 14/06/2022

Appendix 3 – Ward 3 (Kilmarnock West & Crosshouse)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
CH-X1	Crosshouse	Craig Campus	Kilmarnock & Loudoun	209	52	Not allocate
CH-H1		Gatehead Road		182	55	Allocate
CH-H2		Holm Farm		74	66	Allocate
CH-H3		Irvine Road		220	50	Not allocate
CH-X2		Kilmaurs Road		158	57	Not allocate
CH-X3		Laigh Milton Road		74	66	Not allocate
CH-X4		Land at Crosshouse		140	59	Not allocate
CH-X5		Land west of Holm Farm		230	44	Not allocate
GH-H1		Gatehead		Main Road	200	53
KK-X12	Kilmarnock	30-38 John Finnie St		18	76	Not allocate
KK-X13		Balmoral Road		18	76	Not allocate
KK-X14		Barbadoes Rd		51	69	Not allocate
KK-H3		Fardalehill (E)		51	69	Allocate
KK-H4		Fardalehill (W)		117	61	Allocate
KK-X15		Former ABC Cinema		27	73	Not allocate
KK-X16		Hill Street		9	79	Not allocate
KK-H7		Irvine Road		28	73	Allocate
KK-X17		James Little Street		51	69	Not allocate
KK-X18		Land at Mount House (E)		112	61	Not allocate
KK-X19		Land at Mount House (W)		82	62	Not allocate
KK-X20		Land south of Burnside Street		33	72	Not allocate
KK-H10		Moorfield		74	66	Allocate
KK-X21		Moorfield Kilmarnock (A)		82	65	Not allocate
KK-X22		Moorfield Kilmarnock (Alt)		117	61	Not allocate
KK-X23		Moorfield Kilmarnock (B)		217	50	Not allocate
KK-X24		Moorfield Kilmarnock (C)		206	53	Not allocate
KK-H11		Mount Pleasant Way/Hill Street		18	76	Allocate
KK-X25		Oil Depot		51	69	Not allocate
KK-X26		Wellington Street		14	77	Not allocate
KK-H16		Western Road (N)		34	71	Allocate
KK-H15		Western Road (S)	15	76	Allocate	
KT-X1		Knockentiber	Fisher Court	127	59	Not allocate
KT-X2			Land at Knockentiber	182	55	Not allocate
KT-X3			Land to the west of Knockintiber	209	52	Not allocate
KT-H1	Southhook Road		147	58	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.

Crosshouse



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CH-X1	Crosshouse		Craig Campus (old Kilmarnock College)							
Outcome	Not allocate									
Site Ref	CH-X1	Site name	Craig Campus (old Kilmarnock College)		Settlement	Crosshouse				
Ward	3	Area (ha)	2.5	Indicative Capacity	69	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP11	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	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
2	2	5	5	2	1	2	19/35	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	1	1	5	2	2	5	5	2	29/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank		31/35		Settlement Rank		6/8	
Stage 3										
<p>The site is located around 1.7km from Crosshouse, the nearest settlement of any size and no safe walking route exists. Whilst brownfield in nature, the site is therefore isolated and performed poorly in terms of the sustainability criteria of the assessment process. The site cannot be considered to be a sustainable location to which significant residential development should be directed. The Woodland Trust stated that a buffer between the area of ancient and native woodland adjacent to the site and the development would be required, thereby reducing the developable area of the site. Were this site to be allocated it would be necessary to designate a new settlement and it is considered that the Proposed LDP2 already includes a sufficient number and distribution of settlements throughout East Ayrshire. On that basis, it was considered that the site should not be allocated in LDP2.</p>										

CH-H1	Crosshouse			Gatehead Road						
Outcome	Allocate									
Site Ref	CH-H1	Site name	Gatehead Road				Settlement	Crosshouse		
Ward	3	Area (ha)	6.2	Indicative Capacity	138	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP7	MIR Ref	121MIR	CfSI Ref	CfSI22			
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	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
2	5	1	1	2	5	5	2	2	30/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank			27/35	Settlement Rank			5/8
Stage 3										
<p>The site in question has been promoted for development during past call for sites exercises but not allocated. The Reporter concluded in their examination of the 2017 LDP that development of the site would not be compliant with the Spatial Strategy and that sufficient supply existed elsewhere in Kilmarnock & Loudoun and Crosshouse. Nevertheless, it was also concluded that the landscape in the area could accommodate development and, when considered within the context of the Kilmaurs Road site in Crosshouse that has not proven to be effective, the Gatehead Road site may prove to be more viable as a potential replacement. Although an area of surface water flooding may affect the centre of the site this may be mitigated. It was therefore considered appropriate to allocate the site in LDP2.</p>										

CH-H2	Crosshouse		Holm Farm							
Outcome	Allocate									
Site Ref	CH-H2	Site name	Holm Farm				Settlement	Crosshouse		
Ward	3	Area (ha)	0.8	Indicative Capacity	20	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP8	MIR Ref	95MIR	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	5	2	5	5	2	2	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	1	5	2	5	5	5	2	37/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank		15/35		Settlement Rank		1/8	
Stage 3										
<p>The site is located slightly further away from the centre of Crosshouse than other allocated or promoted sites. Nevertheless, an active farm is currently operational within the site and given the range of buildings on site it was therefore considered that its replacement with residential development would have a neutral and potentially positive landscape impact, subject to appropriate mitigation. Development would accompany and complement the potential construction of homes at the adjacent currently allocated site at 257H Crosshouse, Irvine Road. Planning Permission in Principle for the development homes was obtained in 2019, an indication that the site is both potentially effective and acceptable as a housing site. On that basis, it was considered that the site should be allocated in LDP2.</p>										

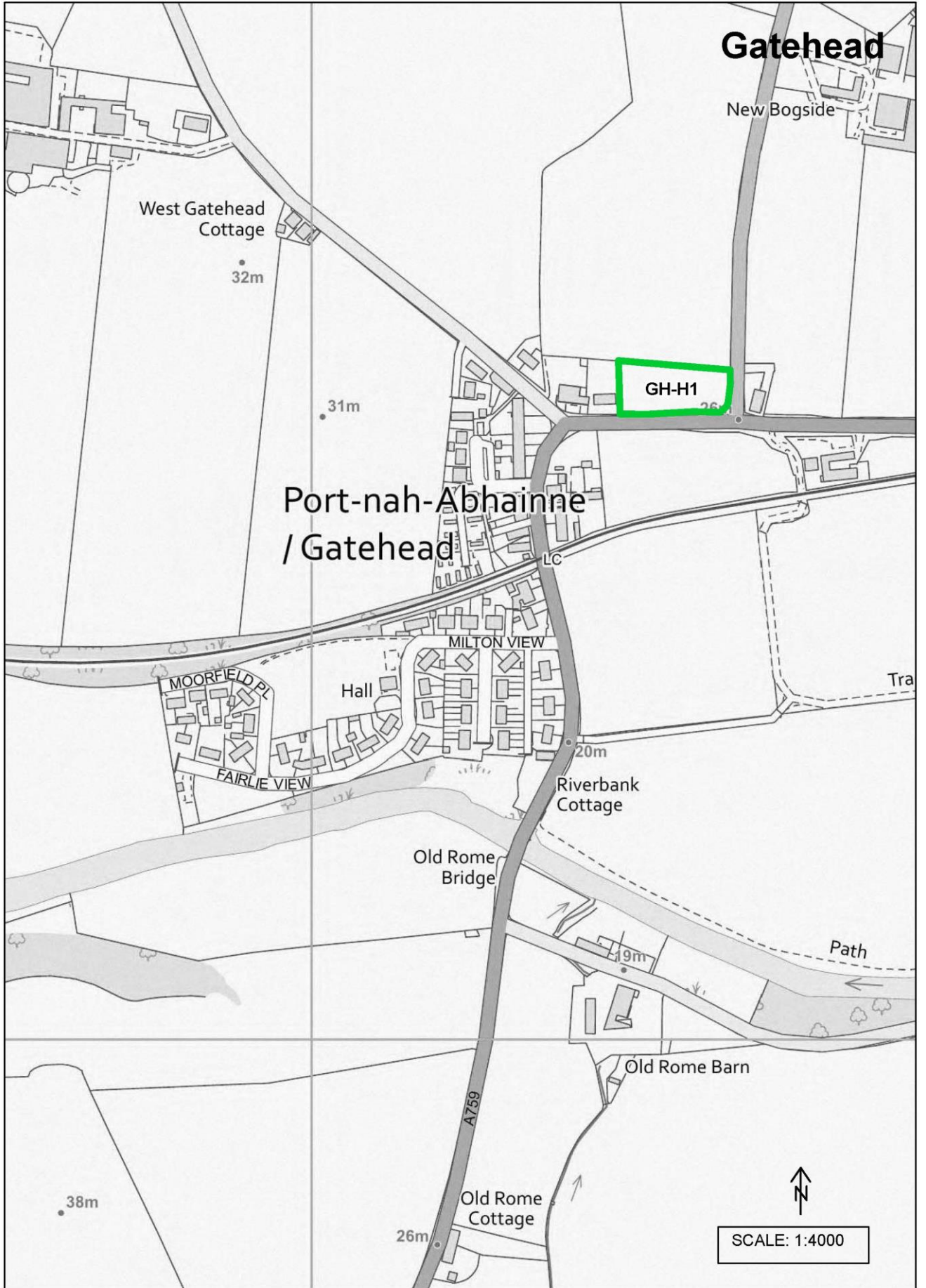
CH-H3	Crosshouse		Irvine Road							
Outcome	Allocate									
Site Ref	CH-H3	Site name	Irvine Road				Settlement	Crosshouse		
Ward	3	Area (ha)	1.9	Indicative Capacity	39	Sub HMA	K&L			
LDP1 Ref	257H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		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	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	2	16/35	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	2	5	5	2	2	33/60	67/135
Ranking										
Overall Rank		220/230	Ward Rank		34/35		Settlement Rank		7/8	
Stage 3										
<p>An application to develop the site had been received by the planning service was at the time of the site assessment process being considered and the site is anticipated by the Development Management service to deliver homes during the Plan period. Developer interest therefore suggests that the site is an effective one and it was considered appropriate to allocate the site in LDP2 on that basis. Therefore, although the site ranked seventh in Crosshouse against the criteria of the site assessment framework, it has been allocated as a result of the application.</p>										

CH-X2	Crosshouse			Kilmaurs Road						
Outcome	Future Housing Growth									
Site Ref	CH-X2	Site name	Kilmaurs Road				Settlement	Crosshouse		
Ward	3	Area (ha)	8.0	Indicative Capacity	140	Sub HMA	K&L			
LDP1 Ref	258H	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	2	2	2	1	1	5	13/30	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	5	1	18/35	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	1	1	2	5	5	2	5	39/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		26/35		Settlement Rank		4/8	
Stage 3										
<p>Whilst interest in the development of the site has been expressed in the past and Planning Permission in Principle for around 140 units was obtained in 2013, the site has not proven to be effective. No interest in its retention as an allocated site was expressed as part of the call for sites exercise. It is anticipated in the 2020 Housing Land Audit that the site may deliver after 2031, however, no application has recently been received to confirm interest. It is understood that the party that has an interest in the site has committed to developing elsewhere in Kilmarnock & Loudoun. Given that it is considered appropriate to allocate the Gatehead Road site CH-H1 as a replacement during the Plan period, it was considered appropriate to deallocate the Kilmaurs Road site for LDP2. Nevertheless, it is proposed that the site should be identified as a Future Housing Growth to be considered for potential allocation as part of the preparation of LDP3 and subject to the completion of all allocated sites within the Crosshouse settlement boundary,</p>										

CH-X3	Crosshouse		Laigh Milton Road							
Outcome	Not allocate									
Site Ref	CH-X3	Site name	Laigh Milton Road				Settlement	Crosshouse		
Ward	3	Area (ha)	1.6	Indicative Capacity	44	Sub HMA	K&L			
LDP1 Ref	220M	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	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	5	1	5	5	2	22/35	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	1	5	2	5	5	5	5	46/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank		15/35	Settlement Rank		1/8		
Stage 3										
<p>Whilst the site is well located and previously developed in nature, it has been proposed that the land, within which a number of businesses are currently located, should be reallocated as a business/industrial site from a miscellaneous site, with no residential element. On that basis it was considered appropriate to exclude it from forming a residential site in LDP2.</p>										

CH-X4	Crosshouse		Land at Crosshouse							
Outcome	Not allocate									
Site Ref	CH-X4	Site name	Land at Crosshouse				Settlement	Crosshouse		
Ward	3	Area (ha)	0.4	Indicative Capacity	11	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP9	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	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	1	1	21/35	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	2	5	5	5	1	35/60	79/135
Ranking										
Overall Rank		140/230	Ward Rank		24/35		Settlement Rank		3/8	
Stage 3										
<p>Whilst an effort has been made to ensure that LDP2 will provide sites of a range of sizes and capacities and distributed around the Local Authority area, it was considered that the small site in question would constitute an incongruous extension into the countryside and on a side of the road that has not hitherto experienced residential development. Sufficient capacity would exist at the other proposed residential sites in Crosshouse (CH-H1, CH-H2 and CH-H3) and it is therefore proposed that the site should not be allocated in LDP2.</p>										

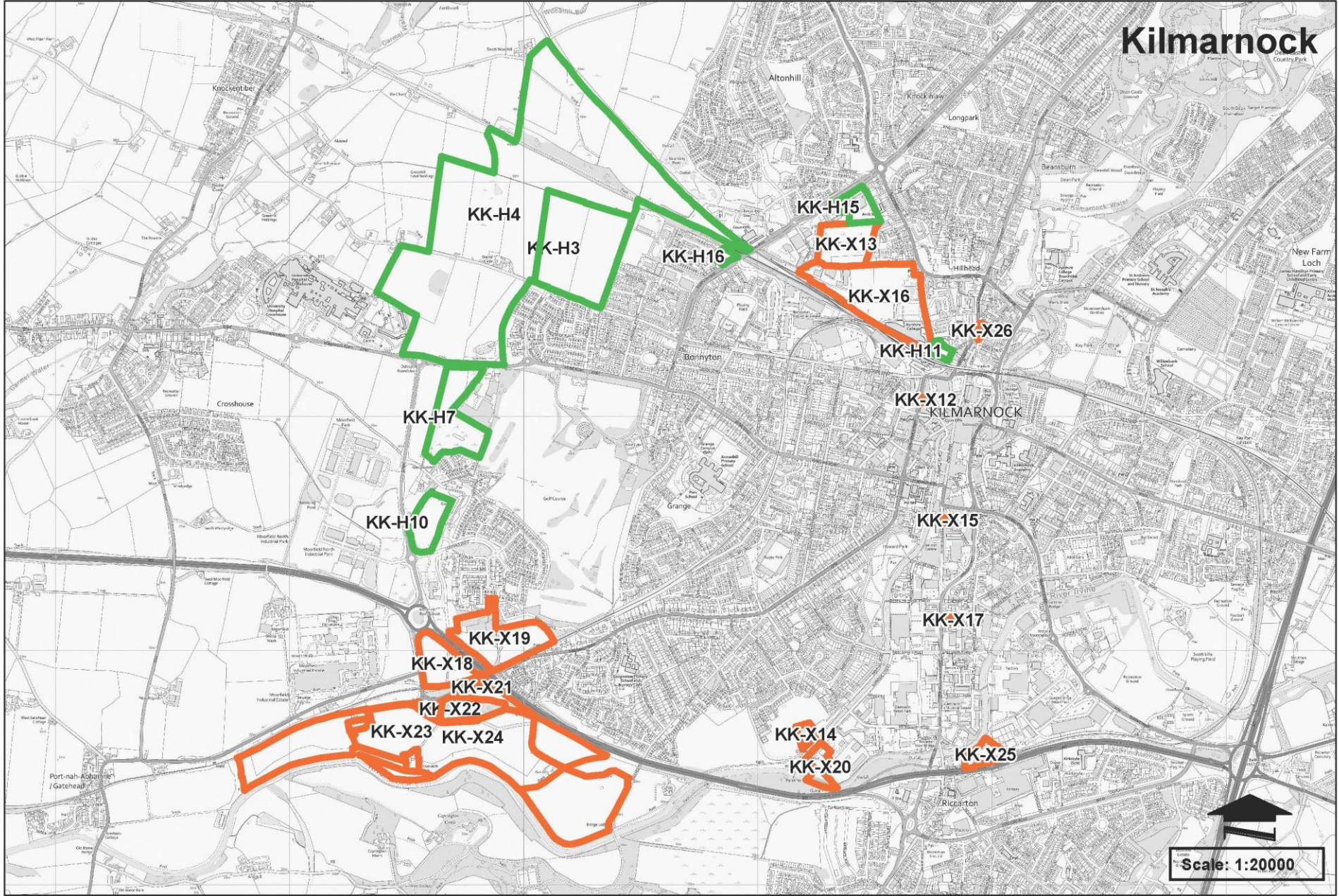
CH-X5	Crosshouse			Land W of Holm Farm						
Outcome	Not allocate									
Site Ref	CH-X5	Site name	Land west of Holm Farm			Settlement	Crosshouse			
Ward	3	Area (ha)	65.2	Indicative Capacity	1817	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP10	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		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	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
2	1	2	1	2	1	1	10/35	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	1	1	2	5	5	1	1	28/60	60/135
Ranking										
Overall Rank		230/230	Ward Rank		35/35		Settlement Rank		8/8	
Stage 3										
<p>The site as proposed could accommodate around 1800 residential units and would therefore contribute significantly towards the Council area's housing land requirements. Nevertheless, the site is subject to a number of significant weaknesses. NatureScot objected to development within the site because it would result in significant adverse landscape and visual impacts and would bring about coalescence between Crosshouse and Springside in North Ayrshire. Within the context of Crosshouse and that area of East Ayrshire, it was considered that the size of the development would exceed any requirement for new homes and would result in significant pressure on services and the road network when other large sites elsewhere in the area are considered preferable. Indeed, Transport Scotland stated that the scale of development and ease of access via the A71 to the A77 Bellfield Interchange could impact on the safety and free flow of traffic on the trunk road. The site performed very poorly against the assessment criteria above and was the lowest ranked in Crosshouse, Ward 3 and East Ayrshire in that regard. It was therefore considered that the site should not be allocated in LDP2.</p>										



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GH-H1	Gatehead		Main Road							
Outcome	Allocate									
Site Ref	GH-H1	Site name	Main Road				Settlement	Gatehead		
Ward	3	Area (ha)	0.4	Indicative Capacity	7	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI44			
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	5	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	2	2	5	5	2	1	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	5	1	1	1	5	5	2	2	26/60	72/135
Ranking										
Overall Rank		200/230	Ward Rank			29/35	Settlement Rank		1/1	
Stage 3										
<p>The small site is located immediately east of an existing dwelling house and adjacent to the main road. Whilst Gatehead is a small settlement with few amenities, it was considered that development of the site, within which up to 7 units could be accommodated, would bring about a natural rounding-off of the settlement, with the A759 to the south, the B751 to the east and the northern boundary being determined by the line of rear gardens at the aforementioned dwelling and the Cochrane Inn. The site is well contained in landscape terms and development would have no adverse impact. The site is subject to a degree of surface water flooding and any prospective developer would require to undertake appropriate mitigation. It is was therefore considered appropriate to allocate the site in LDP2.</p>										

Kilmarnock



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KK-X12	Kilmarnock	30-38 John Finnie St, 1-5 Dunlop Rd								
Outcome	Not allocate									
Site Ref	KK-X12	Site name	30-38 John Finnie St, 1-5 Dunlop Rd			Settlement	Kilmarnock			
Ward	3	Area (ha)	0.1	Indicative Capacity	1	Sub HMA	K&L			
LDP1 Ref	373M	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	2	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	2	2	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
5	5	5	5	5	5	5	5	5	51/60	102/135
Ranking										
Overall Rank		18/230	Ward Rank		4/35		Settlement Rank		11/51	
Stage 3										
<p>Whilst the site is centrally located and comprises of a listed building, redevelopment for office accommodation has already taken place, save for a very small area of undeveloped land within the site. The site is located within Kilmarnock town centre and the principle of development for residential or footfall-generating use therefore exists regardless of allocation. It is was therefore considered unnecessary to allocate the site in LDP2.</p>										

KK-X13	Kilmarnock		Balmoral Road							
Outcome	Not allocate									
Site Ref	KK-X13	Site name	Balmoral Road				Settlement	Kilmarnock		
Ward	3	Area (ha)	4.0	Indicative Capacity	112	Sub HMA	K&L			
LDP1 Ref	330M	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	1	5	14/30	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	5	5	5	5	5	5	5	47/60	102/135
Ranking										
Overall Rank		18/230	Ward Rank		4/35		Settlement Rank		11/51	
Stage 3										
<p>The site in question forms part of the wider HALO development which was, at the time of site assessment, underway and subject to additional proposals for development. The HALO development forms part of the Ayrshire Growth Deal and has consequently been identified in the Proposed LDP2 as an AGD site with the designation KK-A2. The site will therefore be considered suitable for residential development but will not fall within the residential-allocated housing land supply.</p>										

KK-X14	Kilmarnock		Barbadoes Road							
Outcome	Not allocate									
Site Ref	KK-X14	Site name	Barbadoes Road				Settlement	Kilmarnock		
Ward	3	Area (ha)	0.6	Indicative Capacity	16	Sub HMA	K&L			
LDP1 Ref	421H	PIP Ref		MIR Ref	119MIR	CfSI Ref	CfSI19A			
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	5	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	2	2	1	5	5	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	5	5	5	5	42/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank			11/35	Settlement Rank			21/51
Stage 3										
<p>A submission has been made through the call for sites exercise for allocation of the site for residential and/or commercial and industrial uses. Although brownfield in nature, the site is subject to significant flood risk and it was considered that residential development of the site would therefore not be appropriate. A general avoidance of development of land within the Kilmarnock Water and other flood plain is considered preferable so as to ensure continued flood storage capacity.</p>										

KK-H3	Kilmarnock		Fardalehill (E)							
Outcome	Allocate									
Site Ref	KK-H3	Site name	Fardalehill (E)				Settlement	Kilmarnock		
Ward	3	Area (ha)	25.0	Indicative Capacity	249	Sub HMA	K&L			
LDP1 Ref	318H	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	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	5	5	5	2	1	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	2	5	5	5	5	2	2	39/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		11/35		Settlement Rank		21/51	
Stage 3										
<p>The Fardalehill allocated in the 2017 LDP has proven to be effective through the completion of a significant number of dwellings to date and it is anticipated that homes will continue to be delivered within the site beyond 2030. It was considered appropriate to allocate the northern part of the site within which it is anticipated through the Housing Land Audit process that dwellings will be completed during the Plan period.</p>										

KK-H4	Kilmarnock		Fardalehill (W)							
Outcome	Allocate									
Site Ref	KK-H4	Site name	Fardalehill (W)				Settlement	Kilmarnock		
Ward	3	Area (ha)	66.3	Indicative Capacity	800	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP28	MIR Ref	172MIR	CfSI Ref	CfSI17			
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	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	1	5	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	5	2	2	5	5	5	2	2	36/60	82/135
Ranking										
Overall Rank		117/230	Ward Rank		21/35	Settlement Rank		38/51		
Stage 3										
<p>The site in question would constitute a significant extension of the Kilmarnock settlement boundary and would result in it lying adjacent to the Crosshouse boundary. Nevertheless, the party that made the submission demonstrated that they had given significant consideration to a number of important factors that would result in any development being broadly acceptable. It was proposed that the area of land adjacent to Irvine Road would not be developed and would instead comprise of an area of green open space so as to provide a break in built development between each settlement. Volume 2 of the Proposed LDP2 stipulates that the developer of the site (and Altonhill KK-A1 adjacent) may be required to provide educational, community and retail facilities within their respective sites so as to facilitate the residential development of the area and ensure that the development of each site will be compliant with the requirements of the 20 minute neighbourhood principle as set out in Draft NPF4. The site lies alongside the Kilmarnock-Irvine cycle route and, although links to Kilmarnock town centre are more problematic towards the centre of the town, the party that submitted the site suggests that a number of improvements could be made to these routes to make them more attractive. The locations within which it is proposed development would take place are more concealed than those within which it is proposed green space would be located and it is evident that the party who submitted the proposal has given some consideration to how development would fit into the landscape. Although it would result in a substantial westward expansion of Kilmarnock, the party that has made the submission has demonstrated that they have taken coalescence, landscape factors and proximity to services into consideration when developing their proposals. In general terms, it was considered appropriate to allocate the site for development, with the proviso that extensive work should be undertaken to ensure the highest quality of development.</p>										

KK-X15	Kilmarnock		Former ABC Cinema, Titchfield Street							
Outcome	Not allocate									
Site Ref	KK-X15	Site name	Former ABC Cinema, Titchfield Street			Settlement	Kilmarnock			
Ward	3	Area (ha)	0.1	Indicative Capacity	6	Sub HMA	K&L			
LDP1 Ref	374M	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	2	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
2	5	5	5	2	2	2	23/35	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
5	5	5	5	5	5	5	5	5	51/60	99/135
Ranking										
Overall Rank		27/230		Ward Rank		7/35		Settlement Rank		16/51
Stage 3										
<p>The site in question was considered for potential residential-only allocation in LDP2. The site lies close to the centre of Kilmarnock and a range of services/facilities and transport links and is the location of a listed former cinema. However, it was considered appropriate to continue to allocate the site for miscellaneous uses so as to enable the widest reasonable number of potential future uses.</p>										

KK-X16	Kilmarnock		Hill Street							
Outcome	Not allocate									
Site Ref	KK-X16	Site name	Hill Street				Settlement	Kilmarnock		
Ward	3	Area (ha)	10.9	Indicative Capacity	303	Sub HMA	K&L			
LDP1 Ref	371M	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	1	27/35	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	5	5	5	5	5	50/60	106/135
Ranking										
Overall Rank		9/230	Ward Rank		1/35		Settlement Rank		5/51	
Stage 3										
<p>The site forms part of the HALO development and is also an Ayrshire Growth Deal site. An application for a mixed use development including homes, manufacturing, food and drink and other uses was pending consideration at the time of site assessment. The site scores well in terms of location and proximity to services and transportation links and it was considered appropriate to designate the site as an AGD-safeguarded allocation with a range of acceptable uses stipulated in the text of Volume 2 of LDP2, rather than exclusively as a residential site.</p>										

KK-H7	Kilmarnock		Irvine Road							
Outcome	Allocate									
Site Ref	KK-H7	Site name	Irvine Road				Settlement	Kilmarnock		
Ward	3	Area (ha)	6.0	Indicative Capacity	133	Sub HMA	K&L			
LDP1 Ref	418H	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	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	5	1	5	5	1	27/35	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	5	5	5	5	45/60	98/135
Ranking										
Overall Rank		28/230	Ward Rank		8/35		Settlement Rank		17/51	
Stage 3										
<p>The site in question was allocated in the 2017 Local Development Plan but has not yet experienced any residential development. Nevertheless, the brownfield site which lies within the 2017 settlement boundary was considered a viable one as part of the assessment process and is located close to employment opportunities at Moorfield Park, bus and good road links, as well as the ongoing Fardalehill residential development immediately to the north. A pre-application consultation (21/0007/PREAPP) was approved in 2021 and it is evident that interest in the site's development remains. It was therefore considered appropriate to allocate the site in LDP2.</p>										

KK-X17	Kilmarnock		James Little Street							
Outcome	Not allocate									
Site Ref	KK-X17	Site name	James Little Street				Settlement	Kilmarnock		
Ward	3	Area (ha)	0.1	Indicative Capacity	16	Sub HMA	K&L			
LDP1 Ref	307H	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
2	5	5	1	5	5	1	24/35	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	93/135
Ranking										
Overall Rank		51/230	Ward Rank		11/35		Settlement Rank		21/51	
Stage 3										
<p>Although brownfield in nature and within the South Central Kilmarnock area within which the Proposed LDP2 seeks comprehensive redevelopment, the small site in question has been allocated since 2010 and no interest in residential development has been forthcoming during that time. The site was at the time of site assessment in use as a forecourt for car sales and it could not be ascertained whether any interest in developing the site for dwellings would materialise. No programming has been applied in the 2019 or 2020 Housing Land Audits. Given the lack of effectiveness of the site, it was considered appropriate to deallocate the site and not carry it forward to LDP2.</p>										

KK-X18	Kilmarnock		Land at Mount House (E)							
Outcome	Not allocate									
Site Ref	KK-X18	Site name	Land at Mount House (E)				Settlement	Kilmarnock		
Ward	3	Area (ha)	6.7	Indicative Capacity	186	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	160MIR	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	5	1	1	1	17/35	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	1	2	5	5	5	2	5	37/60	83/135
Ranking										
Overall Rank		112/230	Ward Rank		20/35		Settlement Rank		36/51	
Stage 3										
<p>The site in question was submitted as part of the call for sites exercise alongside another at the opposite site of the A71. Although the site did form part of a wider allocation as part of the 2010 Local Development Plan, it was considered inappropriate for the site to be allocated for residential development. Much of the site is heavily wooded and the easternmost portion is a pleasant area of open space that forms part of the grounds of Mount House. It was apparent from a site visit that the area is frequented by walkers and others seeking to use it for recreational purposes. Given the availability of other, preferable sites in Kilmarnock, it was considered prudent not to allocate the site in LDP2. A significant part of the site as submitted has been designated as Safeguarded Open Space in Volume 2 of the Proposed LDP2 so as to preserve its scenic value.</p>										

KK-X19	Kilmarnock		Land at Mount House (W)							
Outcome	Not allocate									
Site Ref	KK-X19	Site name	Land at Mount House (W)				Settlement	Kilmarnock		
Ward	3	Area (ha)	4.0	Indicative Capacity	111	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	160MIR	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	5	5*	1	1	21/35	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	2	5	5	5	5	5	38/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		18/35		Settlement Rank		28/51	
Stage 3										
<p>The site in question was submitted as part of the call for sites exercise alongside another at the opposite site of the A71. An application for the erection of a car showroom was approved in the late 1990s and the site was allocated for miscellaneous use as part of the 2010 Local Development Plan. However, no development had been forthcoming at the time of site assessment. The site is isolated from nearby residential development by the A71 to the east, a railway to the south, a roundabout to the north and a minor road to the west that lies adjacent to open countryside. In their consultation response to the Call for Site information, NatureScot stated that it would be challenging to deliver sustainable development within the site in question as the road could present a barrier to sustainable travel and permeability. Given the isolation of the site and the availability of preferential sites in Kilmarnock, it was considered prudent not to allocate the site in LDP2.</p>										

*Amendment to 'Heritage Assets'

KK-X20	Kilmarnock		Land S of Burnside Street								
Outcome	Not allocate										
Site Ref	KK-X20	Site name	Land south of Burnside Street				Settlement	Kilmarnock			
Ward	3	Area (ha)	1.4	Indicative Capacity	37	Sub HMA	K&L				
LDP1 Ref		PIP Ref		MIR Ref	119MIR	CfSI Ref	CfSI19B				
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	
5	5/5	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	5	5	1	5	5	1	24/35	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	5	5	5	5	5	41/60	97/135	
Ranking											
Overall Rank		33/230	Ward Rank		9/35	Settlement Rank			18/51		
Stage 3											
<p>A submission was been made through the call for sites exercise for allocation of the site for residential and/or commercial and industrial uses. Although brownfield in nature and within the South Central Kilmarnock area within which the Proposed LDP2 seeks comprehensive redevelopment, the site is subject to significant flood risk and it was considered that residential development of the site would therefore not be appropriate. A general avoidance of development of land within the Kilmarnock Water and other flood plain is considered preferable so as to ensure continued flood storage capacity. It was therefore considered that the site should not be allocated for residential uses in LDP2.</p>											

KK-H10	Kilmarnock		Moorfield							
Outcome	Allocate									
Site Ref	KK-H10	Site name	Moorfield				Settlement	Kilmarnock		
Ward	3	Area (ha)	2.0	Indicative Capacity	58	Sub HMA	K&L			
LDP1 Ref	145H	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	2	1	1	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	5	1	5	5	1	24/35	2	2	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	5	5	39/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank		15/35		Settlement Rank		27/51	
Stage 3										
<p>The site in question is allocated in the current Local Development Plan. Whilst interest in the continued allocation of the site was not expressed through the call for sites process an application for permission to develop residential units was received in 2021. Although invalid at that time, the application demonstrated continued interest in the development of the land and the site was programmed in the 2020 Housing Land Audit to deliver development up to 2030. Development of the site would result in a natural completion of housebuilding in the wider area east of the B7064 and would result in the build-out of a prominent gap site. It was therefore considered appropriate to allocate the site in LDP2.</p>										

KK-X21	Kilmarnock		Moorfield Kilmarnock (A)							
Outcome	Not allocate									
Site Ref	KK-X21	Site name	Moorfield Kilmarnock (A)				Settlement	Kilmarnock		
Ward	3	Area (ha)	2.2	Indicative Capacity	61	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI43			
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	2	1	5	2	1	21/35	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	5	5	5	5	5	2	38/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		18/35		Settlement Rank		28/51	
Stage 3										
<p>The site in question comprises of the site of a former abattoir. Although brownfield in nature and within the location of a Future Growth Area as defined in the 2017 LDP, the site is somewhat isolated from the rest of the settlement of Kilmarnock by the A71 dual carriageway and, given the somewhat cut-off location of the site and its proximity of business and industrial development at nearby Moorfield Park, it is considered appropriate to propose that the site and those other sites submitted in the immediate area should not be allocated for residential uses in LDP2.</p>										

KK-X22	Kilmarnock		Moorfield Kilmarnock (Alt)							
Outcome	Not allocate									
Site Ref	KK-X22	Site name	Moorfield Kilmarnock (Alt)				Settlement	Kilmarnock		
Ward	3	Area (ha)	5.0	Indicative Capacity	139	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI43			
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	1	18/35	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	5	5	5	5	2	2	35/60	82/135
Ranking										
Overall Rank		117/230	Ward Rank		21/35		Settlement Rank		38/51	
Stage 3										
<p>The site in question can be considered as a hybrid of a number of other submissions that have been made concerning the same site (Moorfield A, B & C). Although larger in area than Moorfield (A) which comprises of the abattoir site alone, additional consideration was given to whether it might be appropriate to include the field adjacent to the country road to the south and the triangle of land immediately to the north of the site. Nevertheless, although brownfield in nature and in the location of a Future Growth Area as defined in the 2017 LDP, the site is somewhat isolated from the rest of the settlement of Kilmarnock by the A71 dual carriageway and, given the somewhat cut-off location of the site and its proximity of business and industrial development at nearby Moorfield Park, it was ultimately considered appropriate to propose that the site and those other sites submitted in the immediate area should not be allocated for residential uses in LDP2.</p>										

KK-X23	Kilmarnock		Moorfield Kilmarnock (B)							
Outcome	Not allocate									
Site Ref	KK-X23	Site name	Moorfield Kilmarnock (B)				Settlement	Kilmarnock		
Ward	3	Area (ha)	48.0	Indicative Capacity	1337	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	232MIR	CfSI Ref	CfSI30			
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
2	2	1	1	5	1	1	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	1	1	5	5	5	2	1	27/60	68/135
Ranking										
Overall Rank		217/230	Ward Rank		33/35	Settlement Rank			50/51	
Stage 3										
<p>The area in question was designated as part of the 2017 Local Development Plan as Future Growth Area 3 (FGA3), an indicative area of future residential expansion for the settlement of Kilmarnock. Nevertheless, the area proposed in the submission in question is extensive and includes land immediately adjacent to the flood-prone River Irvine. In their response to the Call for Site Information consultation, NatureScot stated that it would be challenging to deliver sustainable development in the location and Scottish Water has advised that a number of sewers cross the site. NatureScot suggested that development may permit the creation of a network of paths along the River Irvine and that the site has a good existing landscape structure to the south which could be fully integrated into any development. Nevertheless, it is considered that a large scale southern expansion at the opposite site of the A71, which presents a substantial barrier to movement, would spatially separate any development from the rest of the settlement and place any dwellings at a considerable distance from services and facilities in the rest of Kilmarnock. It was therefore considered that the site should not be allocated in LDP2.</p>										

KK-X24	Kilmarnock		Moorfield Kilmarnock (C)							
Outcome	Not allocate									
Site Ref	KK-X24	Site name	Moorfield Kilmarnock (C)				Settlement	Kilmarnock		
Ward	3	Area (ha)	52.6	Indicative Capacity	1466	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI32			
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	1	1	5	1	1	16/35	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	5	5	5	2	1	27/60	71/135
Ranking										
Overall Rank		206/230	Ward Rank		30/35		Settlement Rank		49/51	
Stage 3										
<p>The area in question was designated as part of the 2017 Local Development Plan as Future Growth Area 3 (FGA3), an indicative area of future residential expansion for the settlement of Kilmarnock. Nevertheless, the area proposed in the submission in question is extensive and includes land immediately adjacent to the flood-prone River Irvine. In their response to the Call for Site Information consultation, NatureScot stated that it would be challenging to deliver sustainable development in the location and Scottish Water has advised that a number of sewers cross the site. NatureScot suggested that development may permit the creation of a network of paths along the River Irvine and that the site has a good existing landscape structure to the south which could be fully integrated into any development. Nevertheless, it is considered that a large scale southern expansion at the opposite site of the A71, which presents a substantial barrier to movement, would spatially separate any development from the rest of the settlement and place any dwellings at a considerable distance from services and facilities in the rest of Kilmarnock. It was therefore considered that the site should not be allocated in LDP2.</p>										

KK-H11	Kilmarnock		Mount Pleasant Way/Hill Street							
Outcome	Allocate									
Site Ref	KK-H11	Site name	Mount Pleasant Way/Hill Street			Settlement	Kilmarnock			
Ward	3	Area (ha)	0.4	Indicative Capacity	30	Sub HMA	K&L			
LDP1 Ref	389M	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	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	5	1	2	5	2	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
5	5	5	5	5	5	5	5	5	51/60	102/135
Ranking										
Overall Rank		18/230	Ward Rank		4/35		Settlement Rank		11/51	
Stage 3										
<p>Although no interest had been expressed in the retention of this site as an LDP allocation as part of the call for sites processes, it is subject to a number of strengths. It is located close to services and transportation options and is the location of a consent to develop dwellings approved in 2006. A number of those dwellings were completed and it is likely that development of the remaining part of the site, to which the proposed allocation applies, was halted by the 2008 recession. Indeed, the site performed very well against the criteria of the site assessment process and ranked eleventh highest in Kilmarnock in that regard. The site was previously allocated as a miscellaneous site, however, it was considered more appropriate to apply an exclusively residential allocation to the site as a consequence of the aforementioned residential consent. Interest had at the time of the site assessment process been expressed in the development of the site for Council homes. It was therefore considered appropriate to allocate the site LDP2 for residential uses.</p>										

KK-X25	Kilmarnock		Oil Depot							
Outcome	Not allocate									
Site Ref	KK-X25	Site name	Oil Depot				Settlement	Kilmarnock		
Ward	3	Area (ha)	1.2	Indicative Capacity	52	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		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	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
2	5	5	1	5	5	2	25/35	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	1	5	5	5	5	5	5	43/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank			11/35	Settlement Rank		21/51	
Stage 3										
<p>The site in question was subject to interest expressed in its development as part of a submission to the planning service. The site was recently in use as an oil storage depot and is therefore likely to be subject to contamination. Although located within the urban area of Kilmarnock site is somewhat isolated and to the rear of tennis courts to the north east, to the north of the A71 flyover to the south and to the east of a garage and retail business. The site lies within the River Irvine flood plain and is subject to medium flood risk. It is generally considered necessary to avoid development on the flood plain so as to ensure its storage capacity and whilst an intention to undertake the redevelopment of other sites to the north in South Central Kilmarnock forms part of Proposed LDP2 policy, it was considered preferable to allow the site in question to continue in its role as potential flood storage capacity. It was therefore considered that the site should not be allocated in LDP2.</p>										

KK-X26	Kilmarnock		Wellington Street							
Outcome	Not allocate									
Site Ref	KK-X26	Site name	Wellington Street				Settlement	Kilmarnock		
Ward	3	Area (ha)	0.2	Indicative Capacity	9	Sub HMA	K&L			
LDP1 Ref	388M	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	2	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	1	5	5	2	28/35	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
5	5	5	5	5	5	5	5	5	51/60	104/135
Ranking										
Overall Rank		14/230	Ward Rank		2/35	Settlement Rank			7/51	
Stage 3										
The site was allocated as a miscellaneous opportunity in the 2017 Local Development Plan. It was considered appropriate to continue to allocate the site for such purposes in the Proposed LDP2, with the potential for a range of uses including residential development. It was therefore not considered necessary to designate the site exclusively for residential uses.										

KK-H16	Kilmarnock		Western Road (N)							
Outcome	Allocate									
Site Ref	KK-H16	Site name	Western Road (N)				Settlement	Kilmarnock		
Ward	3	Area (ha)	0.4	Indicative Capacity	10	Sub HMA	K&L			
LDP1 Ref	311H	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	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	5	1	5	5	2	28/35	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	5	5	5	5	42/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		10/35		Settlement Rank		19/51	
Stage 3										
<p>The site in question has been allocated in several Local Development Plans. An application for the development of 11 dwellings was refused in 2018 due to the proposed inward-looking nature of the development, noise impacts and a lack of information provided with regard to flood risk on site. Open space requirements are also reported to have been a factor that hindered development. Nevertheless, it was considered that site constraints are not insurmountable, that the site is a viable one and that development of the brownfield land would round off development in the immediate area. The site is well located and close to services and transportation options. It was therefore considered that the site should be allocated in LDP2.</p>										

KK-H15	Kilmarnock		Western Road (S)							
Outcome	Allocate									
Site Ref	KK-H15	Site name	Western Road (S)				Settlement	Kilmarnock		
Ward	3	Area (ha)	1.7	Indicative Capacity	47	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	117MIR	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	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	1	5	5	1	27/35	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	103/135
Ranking										
Overall Rank		15/230	Ward Rank		3/35		Settlement Rank		8/51	
Stage 3										
<p>A submission for allocation of the land for residential development was made as part of the call for sites exercise. The site is well-located, close to existing long established and recent residential development and a range of services and transportation options in Kilmarnock town centre. The site is brownfield in nature (subject to the removal of existing uses) and likely to be serviced. In their response to consultation on the site, SEPA indicated that surface water flood risk may affect the site and that it should be investigated further. Scottish Water has stated that a surface water pipe crosses the westernmost corner of the site. Nevertheless, it was considered that such constraints are not insurmountable and, on that basis, that the site should be allocated in LDP2.</p>										

KT-X1	Knockentiber		Fisher Court							
Outcome	Not allocate									
Site Ref	KT-X1	Site name	Fisher Court				Settlement	Knockentiber		
Ward	3	Area (ha)	0.4	Indicative Capacity	6	Sub HMA	K&L			
LDP1 Ref	423H	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	1	2	1	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	2	2	5	5	5	1	25/35	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	1	1	1	5	5	2	5	32/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		23/35		Settlement Rank		1/4	
Stage 3										
<p>An application for the development of the site for residential uses was granted in 2017 and a Notification of Initiation of Development was submitted to the Council in September 2020. The likely development and programming of this site could however not be confirmed as part of the site assessment process and its effectiveness was uncertain. Nevertheless, given the consent that has been granted and the generally appropriate location of the site, it was considered appropriate to continue to include the land within the Knockentiber settlement boundary but not to allocate the site in LDP2.</p>										

KT-X2	Knockentiber		Land at Knockentiber							
Outcome	Not allocate									
Site Ref	KT-X2	Site name	Land at Knockentiber				Settlement	Knockentiber		
Ward	3	Area (ha)	4.5	Indicative Capacity	125	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP42	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	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
2	2	2	1	5	5	1	18/35	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	2	1	5	5	2	5	34/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		27/35		Settlement Rank		3/4	
Stage 3										
<p>Three sites were submitted for Knockentiber, each of a different size and set of characteristics. The site in question is located to the east of the settlement and whilst moderate in size, is subject to a number of constraints, principally the presence of former mining activity. The site could accommodate a large number of units, however, it was considered that the introduction of such numbers might adversely impact the existing rural character of the settlement. As a consequence, when compared to the alternative site at Land adjacent to Southhook Road it was considered less preferable. It was therefore considered that the site should not be allocated in LDP2.</p>										

KT-X3	Knockentiber		Land to the W of Knockintiber							
Outcome	Not allocate									
Site Ref	KT-X3	Site name	Land to the west of Knockintiber			Settlement	Knockentiber			
Ward	3	Area (ha)	19.5	Indicative Capacity	543	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP41	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	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	1	18/35	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	1	2	1	5	5	2	2	30/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank		31/35		Settlement Rank		4/4	
Stage 3										
<p>Three sites were submitted for Knockentiber, each of a different size and set of characteristics. The site in question was considered to be too large for the purposes of residential development in Knockentiber. Development of the site would incur a significant landscape impact and would accommodate a similar number of homes to the settlement as it currently exists. The site could also accommodate a very large number of units that may adversely impact the existing rural character of the settlement. Furthermore, it was considered inappropriate to allocate the site in isolation and the resultant designation of another site adjacent to the current settlement boundary or extension of the settlement boundary so as encompass the site to would increase overall capacity to an even greater extent. It was therefore considered that the site should not be allocated in LDP2.</p>										

KT-H1	Knockentiber			Southhook Road						
Outcome	Allocate									
Site Ref	KT-H1	Site name	Southhook Road				Settlement	Knockentiber		
Ward	3	Area (ha)	3.1	Indicative Capacity	86	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP43	MIR Ref	191MIR	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	1	1	5	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	2	2	1	5	5	1	21/35	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	1	1	1	5	5	2	5	32/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		25/35		Settlement Rank		2/4	
Stage 3										
<p>Three sites were submitted for Knockentiber, each of a different size and set of characteristics. NatureScot in a consultation response to the site as proposed expressed concerns that development of the site in question would erode the settlement's rural setting. Nevertheless, a landscape impact study commissioned by the Council in 2005 identified the site as a location most suitable for development and no change has taken place in the area in question since that study was published. The site in question is subject to a number of strengths when compared to other sites in the settlement. Access to the land is available from three points, at Hemphill View, a potential access at Castle Terrace and at Southhook Road. The site is smaller than its comparators in Knockentiber and could accommodate around 90 units, a more reasonable addition to the settlement than the potential for 130 to 550 units at the other two sites. In addition, an area of defined green open space is available within close walking distance at Hemphill View. The site is not subject to the same degree of former mining activity as the other promoted sites in Knockentiber, although the Coal Authority indicates the potential presence of a mine entry at the southernmost point of the site. It is necessary to achieve a balance between a site's positive and negative characteristics and in general, and with the context of other sites in Knockentiber, it was considered appropriate to allocate the site in LDP2.</p>										