

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

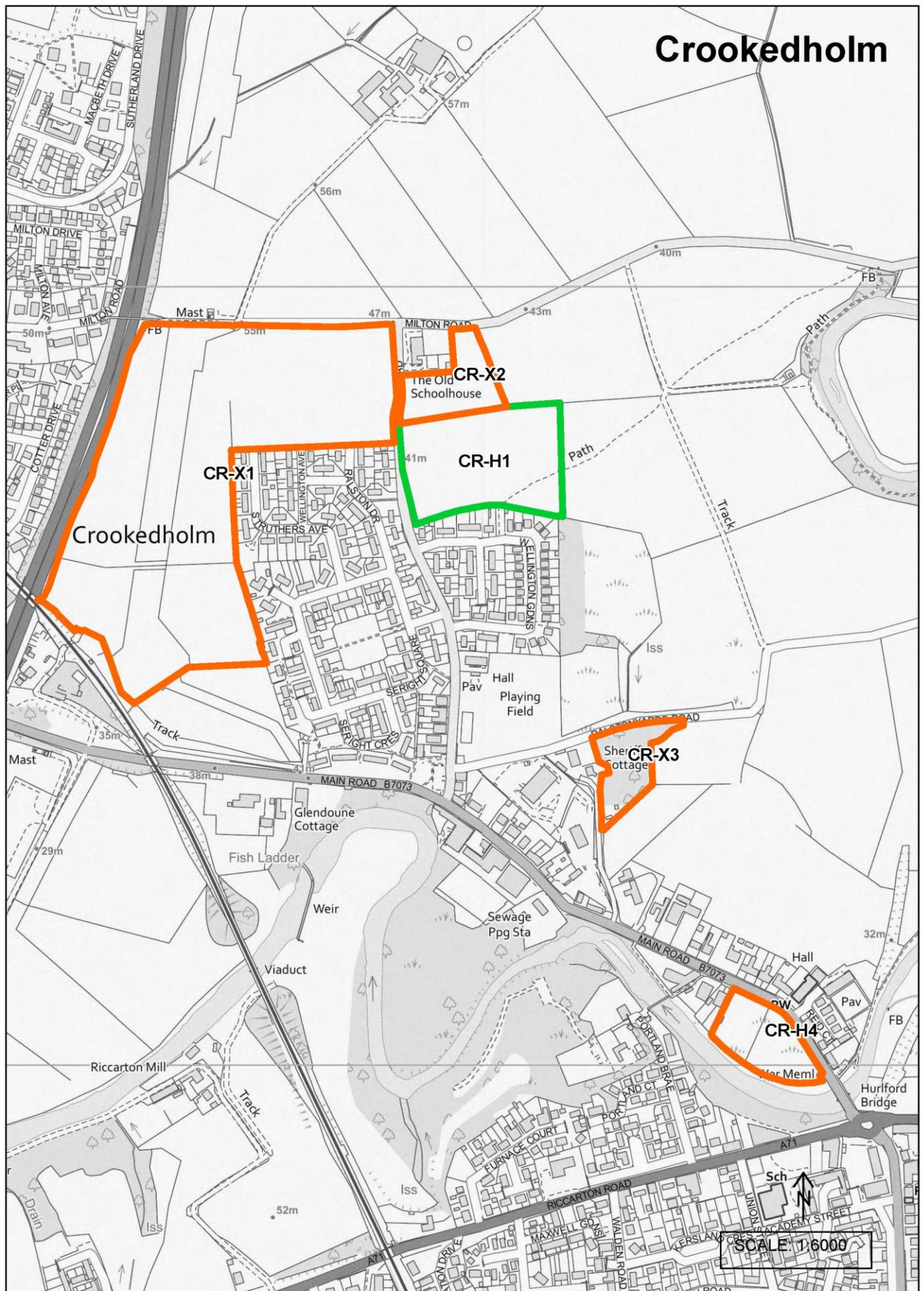
Appendix 4 (Ward 4 – Kilmarnock East & Hurlford)

Revision 14/06/2022

Appendix 4 – Ward 4 (Kilmarnock East & Hurlford)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
CR-X1	Crookedholm	11.6ha site	Kilmarnock & Loudoun	194	54	Not allocate
CR-H1		Grougar Road (E)		122	60	Allocate
CR-X2		Grougar Road (N)		82	65	Not allocate
CR-X3		Site of Crookedholm House		95	64	Not allocate
CR-X4		Main Road		112	61	Not allocate
HU-X1	Hurlford	Factory Site		42	70	Not allocate
HU-X2		Galston Road (W)		12	78	Not allocate
HU-X3		Galston Road (S)		95	64	Not allocate
HU-H1		Galston Road		167	56	Allocate
HU-X4		Leven Drive		65	67	Not allocate
HU-X5		Riccarton Road, Hurlford		200	53	Not allocate
KK-X27	Kilmarnock	College Site		1	86	Not allocate
KK-X28		Fmr Burlington Bertie's		4	82	Not allocate
KK-X29		Glasgow Road		106	62	Not allocate
KK-H5		Glasgow Road (E)		51	69	Allocate
KK-X30		Glasgow Road (South)		95	64	Not allocate
KK-H8		Kennedy Drive		15	76	Allocate
KK-X31		Kirklandside, Bellfield		200	53	Not allocate
KK-X32		Land at Dean Road		140	54	Not allocate
KK-H13		Sutherland Drive		9	60	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.



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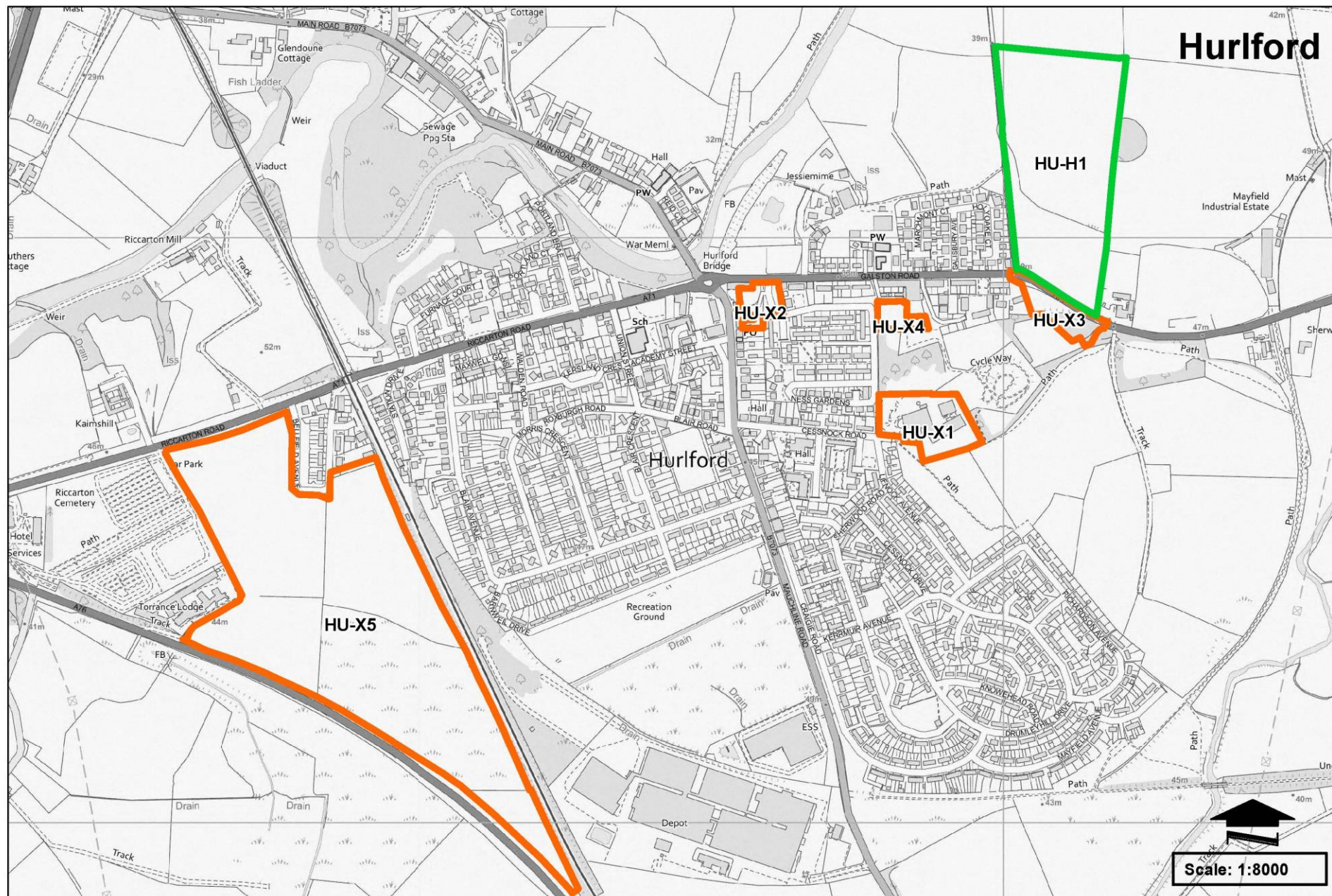
R-X1	Crookedholm			11.6ha site						
Outcome	Not allocate									
Site Ref	CR-X1	Site name	11.6ha site			Settlement	Crookedholm			
Ward	4	Area (ha)	11.6	Indicative Capacity	322	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	204MIR	CfSI Ref	CfSI7A			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	2	1	1	14/35	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	1	1	5	5	5	2	1	33/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank		18/20		Settlement Rank		5/5	
Stage 3										
Development of the large and sloping site in question would result in a significant and adverse visual landscape impact and would contribute towards the coalescence of Kilmarnock and Crookedholm. The site could accommodate more than 300 dwellings, a number that is considered inappropriate for the location in question as a consequence of pressure on infrastructure in Crookedholm, including at Grougar Road, which was raised by East Ayrshire Council elected members during the consultation process. In their consultation response, SEPA indicated that there is a potential for surface water flooding within the site that would require further investigation. Whilst NatureScot stated that there could be landscape capacity for development in the north-eastern part of the site (to the east of the ridge) south of Milton Road, the other proposed allocation within the settlement (CR-H1) is considered sufficient to meet housing land requirements during the lifetime of LDP2. It was therefore considered prudent not to allocate the site in LDP2										

CR-H1		Crookedholm			Grougar Road (E)					
Outcome		Allocate								
Site Ref	CR-H1	Site name	Grougar Road (E)			Settlement	Crookedholm			
Ward	4	Area (ha)	2.6	Indicative Capacity	60	Sub HMA	K&L			
LDP1 Ref	256H	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	2	1	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	2	2	5	2	5	1	22/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	5	5	2	5	37/60	81/135
Ranking										
Overall Rank		122/230	Ward Rank		15/20		Settlement Rank		4/5	
Stage 3										
The site in question was allocated in the 2017 Local Development Plan and subsequently attracted interest. An application for permission to develop 60 dwellings was pending decision during the site assessment process and it was therefore considered effective. It was programmed in the 2020 Housing Land Audit to deliver dwellings from 2024 onwards. Given its effectiveness, it was considered appropriate to allocate the site in LDP2.										

CR-X2	Crookedholm			Grougar Road (N)						
Outcome	Not allocate									
Site Ref	CR-X2	Site name	Grougar Road (N)			Settlement	Crookedholm			
Ward	4	Area (ha)	1.0	Indicative Capacity	15	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	204MIR	CfSI Ref	CfSI7B			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	5	1	22/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	5	5	5	5	40/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		9/20		Settlement Rank		1/5	
Stage 3										
The site in question is small, well contained by existing hedgerows and would result in an acceptable expansion northwards from the adjacent Grougar Road East site. There also exists an opportunity for development of the site to complement any refurbishment of the adjacent and Category C listed Former Crookedholm School, a location that has been subject to ongoing antisocial behaviour. The site would yield around 15 houses which was considered a reasonable contribution to housing land supply in that area. In a consultation response NatureScot requested that the existing landscape framework of hedgerows within the site should be retained and incorporated into any development design. It was considered possible to mitigate an area of surface water flooding that affects part of the site. However, concerns were raised about the impact that development of the site might have on the adjacent Grougar Road. Given these comments, it was considered prudent not to allocate the site and to exclude the land in question from the Crookedholm settlement boundary. The policies of the Proposed LDP2 include the potential to redevelop vacant buildings in the rural area like the former Crookedholm School and the non-allocation of the site will not preclude such a reuse of that site.										

CR-X3	Crookedholm			Land formerly site of Crookedholm House E of Ferndale S of Ralstonyards Road						
Outcome	Not allocate									
Site Ref	CR-X3	Site name	Land fmr site of Crookedholm House (dem.)			Settlement	Crookedholm			
Ward	4	Area (ha)	0.5	Indicative Capacity	12	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref	CfSI42			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	5	2	23/35	1	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	1	2	5	5	5	5	2	37/60	86/135
Ranking										
Overall Rank		9/230	Ward Rank		10/20		Settlement Rank		2/5	
Stage 3										
The heavily overgrown site is located south of a narrow roadway that would require significant investment to upgrade and is subject to a degree of flood risk. Scottish Water has also advised that a 125mm water main crosses the site and would potentially require realignment. The site would deliver only ten dwellings and, given the significant constraints present, it was not considered prudent to allocate it in LDP2.										

CR-X4	Crookedholm			Main Road						
Outcome	Not allocate									
Site Ref	CR-X4	Site name	Main Road				Settlement	Crookedholm		
Ward	4	Area (ha)	1.0	Indicative Capacity		20	Sub HMA	K&L		
LDP1 Ref	361H	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
5	5/5	1	2	2	1	1	5	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	2	5	2	20/35	1	1	5
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	2	5	41/60	83/135
Ranking										
Overall Rank		112/230	Ward Rank		14/20		Settlement Rank		3/5	
Stage 3										
Whilst permission to develop the site was obtained in 2013, recent reconsideration of the extent of flood risk has rendered the site largely undevelopable. SEPA has advised that the site should not be allocated in LDP2 and on that basis it was considered appropriate to deallocate the site and not include it in LDP2.										



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HU-X1	Hurlford			Factory Site						
Outcome	Not allocate									
Site Ref	HU-X1	Site name	Factory Site				Settlement	Hurlford		
Ward	4	Area (ha)	1.4	Indicative Capacity		39	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
2	2/5	1	2	1	1	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	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	1	5	5	5	5	5	5	46/60	95/135
Ranking										
Overall Rank		42/230	Ward Rank		6/20		Settlement Rank		2/6	
Stage 3										
The potential to include this site was explored as part of the site assessment process due to what was understood at the time to be the vacating of the site by a company. However, visit as part of the site assessment process confirmed that a new business had occupied the site and, consequently, it was not considered appropriate to allocate the site for housing purposes										

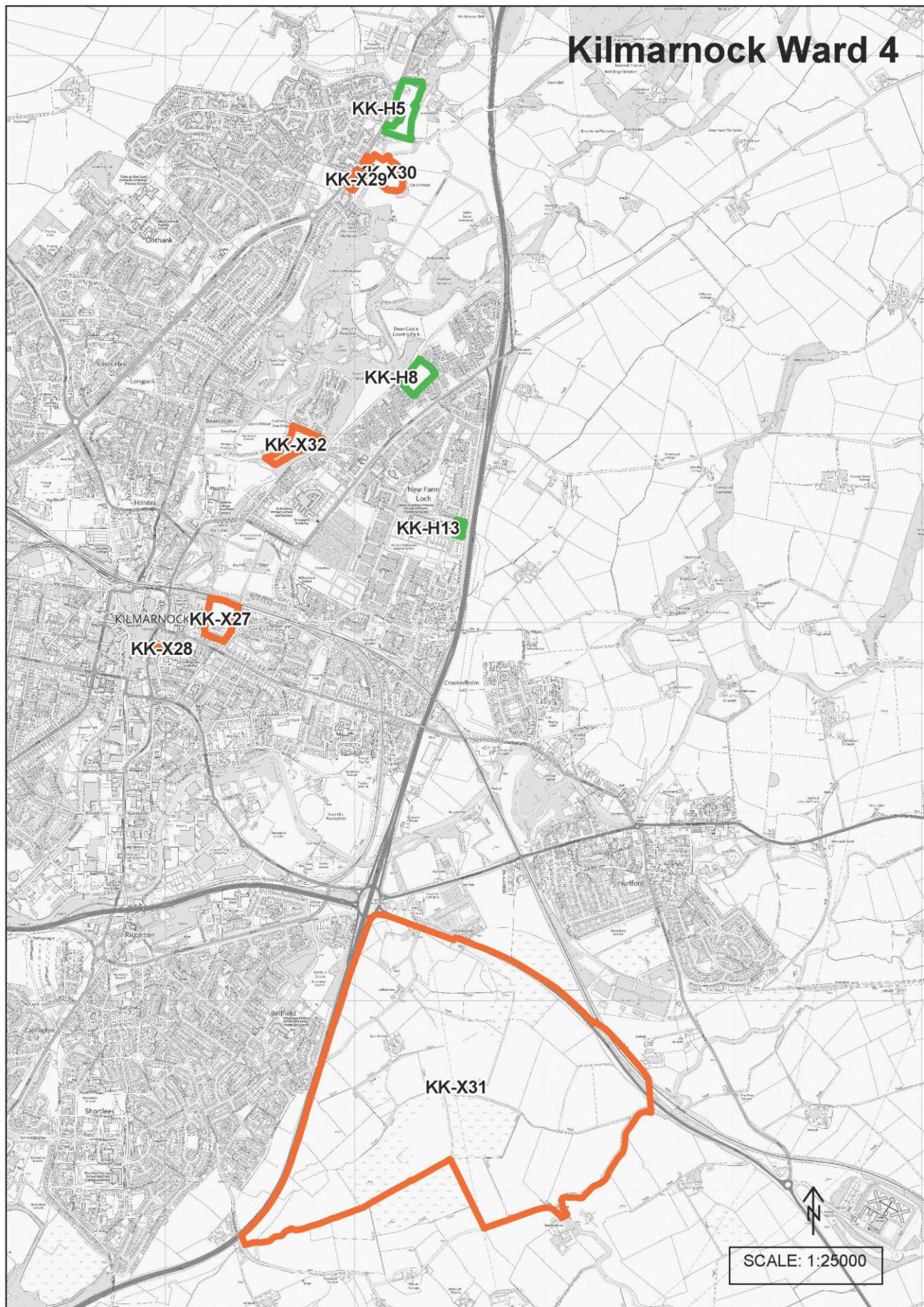
HU-X2	Hurlford			Galston Road (W)						
Outcome	Not allocate									
Site Ref	HU-X2	Site name	Galston Road			Settlement	Hurlford			
Ward	4	Area (ha)	0.4	Indicative Capacity	11	Sub HMA	K&L			
LDP1 Ref	118M	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		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
5	5	5	5	5	5	2	32/35	5	1	5
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	52/60	105/135
Ranking										
Overall Rank		12/230	Ward Rank		4/20		Settlement Rank		1/6	
Stage 3										
The site was allocated for miscellaneous uses in the 2017 LDP, including a residential element. However, a new town centre designation was applied to Hurlford as part of the Proposed LDP2 and with it the encouragement of a range of footfall generating and residential uses. It was therefore considered appropriate not to allocate the site for any purpose but to retain it within the settlement boundary where it is intended it will form part of the town centre area.										

HU-X3		Hurlford		Galston Road (S)						
Outcome		Not allocate								
Site Ref	HU-X3	Site name	Galston Road			Settlement	Hurlford			
Ward	4	Area (ha)	0.5	Indicative Capacity	13	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	1	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	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
5	5	1	1	5	5	5	2	5	39/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank		10/20		Settlement Rank		4/6	
Stage 3										
Consent to develop the site was obtained in April 2018. The applicant stated as part of the 2021 Housing Land Audit preparation process that they anticipated that development on site would commence before permission expired; the Council's Development Management service considered that programming to be reasonable. It was therefore not considered necessary to allocate the site. However, the site will remain within the Hurlford settlement boundary as 'white land' should development not materialise in the short term.										

HU-H1	Hurlford			Galston Road						
Outcome	Allocate									
Site Ref	HU-H1	Site name	Galston Road			Settlement	Hurlford			
Ward	4	Area (ha)	7.5	Indicative Capacity		100	Sub HMA	K&L		
LDP1 Ref	113H	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	2	1	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	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
5	5	1	1	5	5	5	2	2	36/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		17/20		Settlement Rank		5/6	
Stage 3										
Interest in the development of the site has been expressed through the pre-planning application process and the 2020 Housing Land Audit projects completions from 2024 onwards. Whilst a consent had not been obtained at the time of the site assessment process, the site was considered to be effective and, on that basis, it was considered appropriate to allocate it in LDP2										

HU-X4	Hurlford			Leven Drive						
Outcome	Not allocate									
Site Ref	HU-X4	Site name	Leven Drive				Settlement	Hurlford		
Ward	4	Area (ha)	0.3	Indicative Capacity		13	Sub HMA	K&L		
LDP1 Ref	114H	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
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	1	2	5	5	5	5	5	43/60	91/135
Ranking										
Overall Rank		65/230	Ward Rank		8/20		Settlement Rank		3/6	
Stage 3										
Although well located and close to a range of services, the ‘backland’ site has remained within the housing land supply in three successive Local Plans/Local Development Plans dating back around two decades, with no significant evidence of interest. It is therefore considered appropriate to deallocate the site, although it will remain located within the settlement boundary and the principle of residential development in that location will continue to allow for housebuilding should interest materialise and subject to the policies of LDP2.										

HU-X5	Hurlford			Riccarton Road, Hurlford						
Outcome	Not allocate									
Site Ref	HU-X5	Site name	Riccarton Road, Hurlford			Settlement	Hurlford			
Ward	4	Area (ha)	19.3	Indicative Capacity	537	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP34	MIR Ref	121MIR	CfSI Ref	CfSI23			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	2	2	20/35	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	5	5	2	2	2	30/60	72/135
Ranking										
Overall Rank		200/230	Ward Rank		19/20		Settlement Rank		6/6	
Stage 3										
The large, triangular site is located outwith the current Hurlford settlement boundary and its southernmost portion is subject to flood risk. The site is located within an area that was being investigated for potential develop as a manufacturing corridor associated with the Ayrshire Growth Deal. Given the availability of other sites in the immediate area and the potential that alternative uses may take precedence, it was considered appropriate not to include the site in LDP2 for housing purposes. The site was subsequently allocated as a site to accommodate the Advanced Manufacturing Investment Corridor (RU-A1) and a business/industrial site (RU-B2(O1)).										



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KK-X27		Kilmarnock			College Site					
Outcome		Not allocate								
Site Ref	KK-X27	Site name	College Site			Settlement	Kilmarnock			
Ward	4	Area (ha)	2.8	Indicative Capacity		78	Sub HMA	K&L		
LDP1 Ref	426H	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	2	32/35	2	2	5
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	2	5	5	5	5	5	5	51/60	116/135
Ranking										
Overall Rank		1/230	Ward Rank		1/20		Settlement Rank		1/51	
Stage 3										
The site performed very well against the criteria of the site selection process and ranked highest in Kilmarnock and in East Ayrshire as a whole. However, development within the site was underway at the time of the site assessment process and it is anticipated in the 2020 Housing Land Audit that all dwellings would be completed and the site entirely built out before the adoption of LDP2 in mid-2023. It was therefore not considered necessary to allocate the site in LDP2.										

KK-X28		Kilmarnock		Former Burlington Bertie's, Braefoot						
Outcome		Not allocate								
Site Ref	KK-X28	Site name	Former Burlington Bertie's, Braefoot			Settlement	Kilmarnock			
Ward	4	Area (ha)	0.1	Indicative Capacity		4	Sub HMA	K&L		
LDP1 Ref	386M	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	5	2	29/35	5	2	5
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	57/60	111/135
Ranking										
Overall Rank		4/230	Ward Rank		2/20		Settlement Rank		3/51	
Stage 3										
The site in question was considered for potential residential-only allocation in LDP2. The site lies very close to the centre of Kilmarnock and a range of services/facilities and transport links. It performed particularly well against the criteria of the site selection process. However, it was considered appropriate to continue to allocate the site for miscellaneous uses so as to enable the widest range of potential future uses.										

KK-X29		Kilmarnock		Glasgow Road						
Outcome		Not allocate								
Site Ref	KK-X29	Site name	Glasgow Road			Settlement	Kilmarnock			
Ward	4	Area (ha)	0.5	Indicative Capacity		10	Sub HMA	K&L		
LDP1 Ref	433H	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	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	1	2	1	5	5	2	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	2	5	5	5	2	5	40/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		13/20		Settlement Rank		34/51	
Stage 3										
The site in question has been allocated since the 2017 Local Development Plan and is in an accessible location. Nevertheless, no interest has been expressed in developing the land and no interest was expressed in its continued allocation as part of the call for sites process. The south-eastern part of the site slopes steeply downward in the direction of the river and it was considered that development might only be viable in the extreme north-westernmost portion. The site is relatively small and lies within the settlement boundary. Given the aforementioned constraints and its location within the Kilmarnock settlement boundary and the resultant favourability of development in policy terms, subject to detailed assessment, it was considered appropriate to deallocate the site.										

KK-H5		Kilmarnock			Glasgow Road (E)					
Outcome		Allocate								
Site Ref	KK-H5	Site name	Glasgow Road (E)			Settlement	Kilmarnock			
Ward	4	Area (ha)	3.0	Indicative Capacity	79	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	188MIR/4MIR	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	5	2	26/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	5	5	5	2	5	38/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		7/20		Settlement Rank		21/51	
Stage 3										
<p>Interest was in late 2021 expressed in extending northward the area of the site when compared to the original submission to the call for sites process, thereby not constituting a new site per se but an extension of an already registered area of land. The site is relatively flat, particularly in the northern and western part and flood risk from the Fenwick Water appears to affect only the eastern extremity of the site. In a consultation response SEPA has advised that further information would be required (in the form of topographic information, in the first instance, or a Flood Risk Assessment) to assess the flood hazard and help inform the developable area. Nevertheless, the site is well located, close to transport links and employment opportunities and it was therefore considered appropriate to allocate the site in LDP2. The requirement to consider the risk of flooding as set out by SEPA has been incorporated into the site requirements as set out in Volume 2 of the Proposed LDP2.</p>										

KK-X30		Kilmarnock			Glasgow Road, Site 1 (South)					
Outcome		Not allocate								
Site Ref	KK-X30	Site name	Glasgow Road, Site 1 (South)			Settlement	Kilmarnock			
Ward	4	Area (ha)	2.4	Indicative Capacity	65	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	188MIR/4MIR	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
2	1	2	5	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	5	5	5	2	5	36/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank		10/20		Settlement Rank		31/51	
Stage 3										
The site in question was submitted as part of the call for sites exercise alongside another site to the north (KK-H15). The site is subject to a number of constraints to which the northern portion is subject to a lesser degree. It is subject to a degree of flood risk from the Fenwick Water and slopes steeply to the east. In a consultation response Scottish Water advised that a surface water pipe runs through the site. The geography of the site is somewhat problematic and development would not engage with Glasgow Road to any significant degree, instead being located to the rear of two properties and within a meander of the Fenwick Water. In general terms, the portion of the north (KK-H15) was considered more appropriate for development and it was considered that the site in question should not be allocated in LDP2. It would nevertheless remain within the settlement boundary and the principle of residential development would continue as before, subject to assessment against the policies of the Local Development Plan of any prospective development.										

KK-H8		Kilmarnock			Kennedy Drive					
Outcome		Allocate								
Site Ref	KK-H8	Site name	Kennedy Drive			Settlement	Kilmarnock			
Ward	4	Area (ha)	1.7	Indicative Capacity	48	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	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	2	5	5	5	5	5	5	44/60	103/135
Ranking										
Overall Rank		15/230	Ward Rank		5/20		Settlement Rank		8/51	
Stage 3										
The site in question forms part of the Council-prepared Strategic Housing Investment Plan (SHIP) 2021-2026. It is anticipated that the site will complete in 2023/2024, the year after the anticipated adoption of LDP2 and, on that basis, it was considered appropriate to include the site within the allocated housing land supply in LDP2. The site performed well against the criteria of the site assessment process and ranked well on a Ward, settlement and East Ayrshire-wide basis.										

KK-X31		Kilmarnock		Kirklandside, Bellfield						
Outcome		Not allocate								
Site Ref	KK-X31	Site name	Kirklandside, Bellfield			Settlement	Kilmarnock			
Ward	4	Area (ha)	213.1	Indicative Capacity	5940	Sub HMA	K&L			
LDP1 Ref	FGA4	PIP Ref	PIP35	MIR Ref	121MIR	CfSI Ref	CfSI29			
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	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
2	2	2	1	5	1	1	14/35	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
2	2	1	1	5	5	5	2	1	32/60	72/135
Ranking										
Overall Rank		200/230	Ward Rank		19/20		Settlement Rank		48/51	
Stage 3										
The large site in question was promoted as part of the call for sites exercise for a mix of uses, including business, industrial, other commercial and residential development. Part of the proposal included a suggestion that the southern part of the site should be transformed into a flood storage wetland. With regard to residential use, it was considered that the site would be isolated from the rest of Kilmarnock and Hurlford by the A77 and the Bellfield Interchange, as well as a number other major roads and a railway line. Distances to services and facilities are lengthy and it is likely that car and bus travel would be necessary for most journeys. The site has been allocated as a business/industrial location in the Proposed LDP2 (RU-B2(O2)) and will not therefore be available for residential development during the Plan period. It was therefore considered inappropriate and unnecessary to allocate the site for residential uses in LDP2.										

KK-X32		Kilmarnock			Land at Dean Road					
Outcome		Not allocate								
Site Ref	KK-X32	Site name	Land at Dean Road			Settlement	Kilmarnock			
Ward	4	Area (ha)	1.7	Indicative Capacity	48	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP29	MIR Ref	134MIR	CfSI Ref	CfSI4			
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	1	1/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	1	5	5	2	2	1	21/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	2	1	5	5	5	1	5	34/60	79/135
Ranking										
Overall Rank		140/230	Ward Rank		16/20		Settlement Rank		43/51	
Stage 3										
An application to develop dwellings on the site was refused by East Ayrshire Council on 14/02/2020 and a subsequent appeal to the DPEA was not upheld. The site was considered inappropriate for residential development for a number of reasons. Principally, the site forms part of the Kilmarnock green network and would result in the elimination of an area used by the local community for recreational purposes and was subject to a significant number of objections on that basis. Given the refusal of the application it was not considered appropriate to allocate the site in LDP2.										

KK-H13		Kilmarnock			Sutherland Drive					
Outcome		Allocate								
Site Ref	KK-H13	Site name	Sutherland Drive			Settlement	Kilmarnock			
Ward	4	Area (ha)	0.3	Indicative Capacity		10	Sub HMA	K&L		
LDP1 Ref	420H	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	5	5	2	32/35	5	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	5	5	5	5	5	49/60	106/135
Ranking										
Overall Rank		9/230	Ward Rank		3/20		Settlement Rank		5/51	
Stage 3										
Development of this small site has not taken place since its allocation in the 2017 LDP. Nevertheless, the site is well located, close to facilities and services and comprises of an area of previously developed land. It performed very well against the criteria of the site assessment process, particularly with regard to a general lack of constraints and the sustainability of the location. It was therefore considered appropriate to continue allocate the site for residential uses in LDP2.										