

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

Appendix 6 (Ward 6 – Irvine Valley)

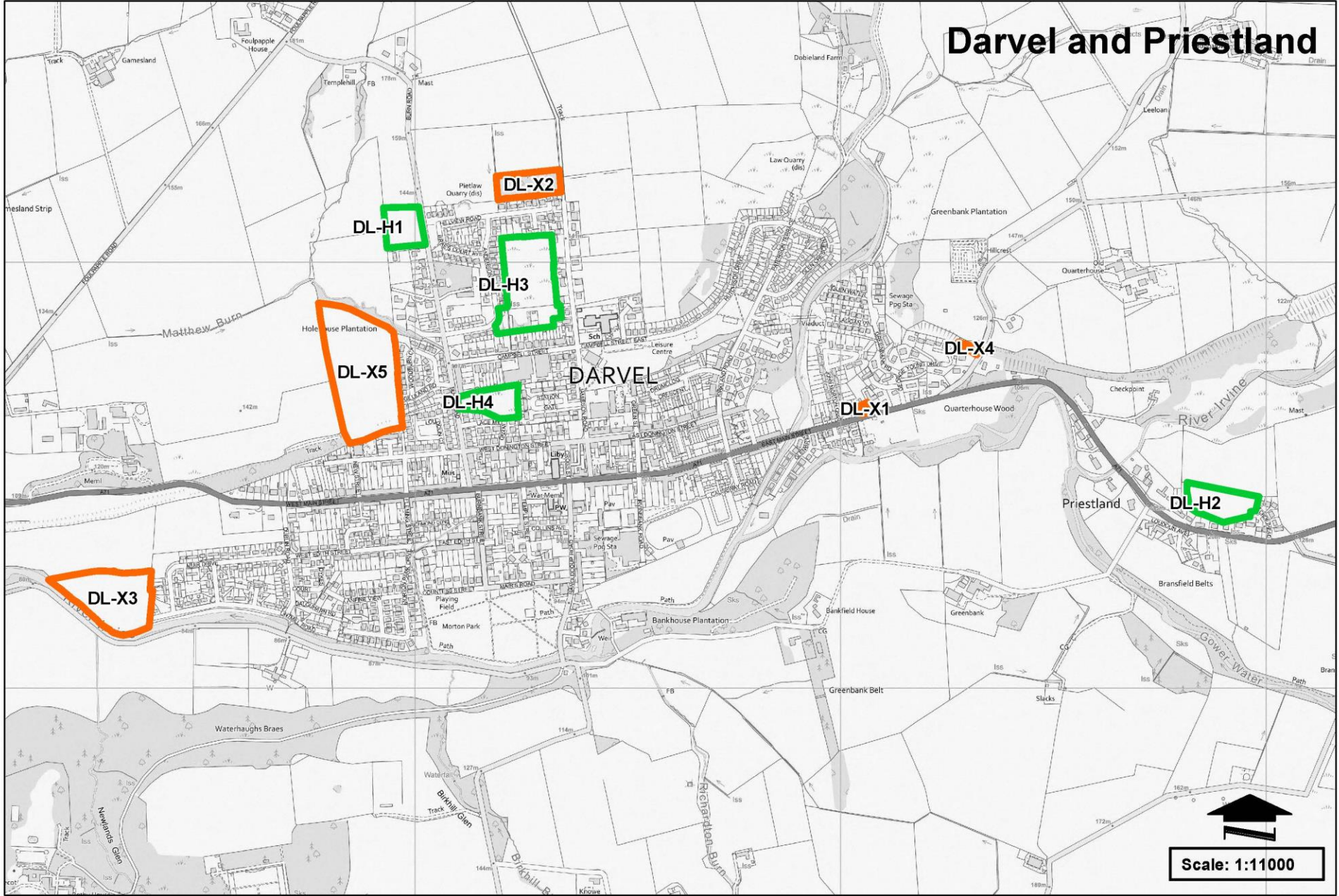
Revision 14/06/2022

Appendix 6 – Ward 6 (Irvine Valley)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
DL-H1	Darvel & Priestland	Burn Road	Kilmarnock & Loudoun	147	58	Allocate
DL-H2		Crofthead		127	59	Allocate
DL-X1		East Of 139 East Main Street		18	76	Not allocate
DL-X2		Hillview Road		206	53	Not allocate
DL-H3		Jamieson Road		28	73	Allocate
DL-X3		Land west of Darvel		158	57	Not allocate
DL-X4		Land west of George Young Dr.		106	62	Not allocate
DL-X5		Land west of Gilliland Road		147	58	Not allocate
DL-H4		West Donnington Street		68	67	Allocate
KK-X12		Galston		Belvedere View	147	58
KK-X13	Brewland Street			18	76	Allocate
KK-X14	Bridge Street			34	71	Not allocate
KK-H3	Clockston Road			217	50	Not allocate
KK-H4	Cross Street/Bridge Street			28	73	Not allocate
KK-X15	Garden Street			34	71	Not allocate
KK-X16	Glebe Road			12	78	Not allocate
KK-H7	Harvest Fld, Galston roundabout			167	56	Not allocate
KK-X17	Maxwood Road			182	55	Not allocate
KK-X18	Titchfield Street			74	66	Not allocate
KK-X19	Newmilns	Brown Street		122	60	Not allocate
KK-X20		Land Adjacent to 12 King Street	51	69	Not allocate	
KK-H10		Loudoun Road	82	65	Not allocate	

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

Darvel and Priestland



Scale: 1:11000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

DL-H1	Darvel & Priestland			Burn Road						
Outcome	Allocate									
Site Ref	DL-H1	Site name	Burn Road				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	0.7	Indicative Capacity	15	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	150MIR	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	5	5	1	5	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	2	1	1	5	1	5	5	1	28/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		15/22		Settlement Rank		6/9	
Stage 3										
<p>The site in question is small and reasonably well-contained and, whilst the provision of access and a footpath may result in the removal of existing hedgerows, was considered to constitute a reasonable rounding-off of the settlement boundary in that location. Some woodland exists at the margins of the site but it was considered that any adverse impact could be mitigated. In a consultation response, NatureScot recommended that the landscape framework of hedgerows and trees should be retained, enhanced and incorporated into the design of the development and that siting and design will be important to ensure development proposals are cohesive with the rural landscape character. They stated that doing so would be particularly important so as to maintain the clearly-defined site boundary as is currently the case and reduce the visibility of any development within the site, particularly from a southern vantage point. Whilst the site lies within an area described in a landscape impact study commissioned for the Council as an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence, it is considered that the small scale of the site and the potential for appropriate mitigation would reduce any significant impact. On that basis, it was considered appropriate to allocate the site for housing purposes.</p>										

DL-H2	Darvel & Priestland			Crofthead						
Outcome	Allocate									
Site Ref	DL-H2	Site name	Crofthead				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	1.0	Indicative Capacity	27	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP59	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	5	29/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	1	5	2	5	30/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank			14/22	Settlement Rank		5/9	
Stage 3										
<p>The site in question is located to the rear of existing development in Priestland and would gain access from an existing residential access road named 'Crofthead'. The site presents a number of favourable characteristics. These include ready access from an existing residential road, a low risk of fluvial and pluvial flood risk and a moderate to low landscape impact. A landscape study commissioned by the Council identified the site as an area 'most suitable for development'. Access to the centre of Darvel can be gained by a dedicated footpath and a nearby bus stop. In general terms, development that takes place as close as possible to the A71 is considered preferable to that on the slopes to the north; this pattern of development accords with the long term development of settlements in the area, which have taken on a linear arrangement over time. As a consequence of the aforementioned factors, it was considered appropriate to allocate the site in LDP2.</p>										

DL-X1	Darvel & Priestland		E Of 139 East Main Street							
Outcome	Not allocate									
Site Ref	DL-X1	Site name	East Of 139 East Main Street			Settlement	Darvel & Priestland			
Ward	6	Area (ha)	0.1	Indicative Capacity	15	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	1	5	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	5	35/35	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	1	5	5	5	39/60	102/135
Ranking										
Overall Rank		18/230	Ward Rank		2/22		Settlement Rank		1/9	
Stage 3										
<p>An application for the development of the site in question for residential uses was approved in June 2020. The site had not hitherto been allocated and was not submitted at call for sites. Nevertheless, potential to allocate the site for residential uses was discussed as part of the site selection process. The site performed very well against the criteria of the site selection assessment, ranking second in the Irvine Valley Ward 6 and first in Darvel & Priestland, primarily as a consequence of its general lack of constraints and attained consent. However, it was considered that the small scale nature of the development and site (4 units/0.1ha), as well as the potential that the homes might be delivered before the anticipated adoption of the LDP in 2023, mitigated against allocation. It was therefore considered unnecessary to allocate the site in LDP2.</p>										

DL-X2	Darvel & Priestland			Hillview Road						
Outcome	Not allocate									
Site Ref	DL-X2	Site name	Hillview Road				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	0.8	Indicative Capacity	9	Sub HMA	K&L			
LDP1 Ref	280H	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	1	2	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	2	2	5	5	1	5	25/35	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	1	1	2	5	1	5	2	1	28/60	71/135
Ranking										
Overall Rank		206/230	Ward Rank		21/22		Settlement Rank		9/9	
Stage 3										
<p>The site has been allocated since 2010 and, whilst an application for 9 dwellings was approved in 2011, no development has taken place. It was therefore difficult to determine whether the site would be effective were it to be allocated. The site is a greater distance from the centre of Darvel than other allocated or proposed sites in the settlement and is located to the rear of properties on Hillview road. In this regard, it performed poorly against the criteria of the site assessment process, ranking lowest in Darvel and second lowest in Ward 6. On that basis, it was not considered appropriate to carry it forward to LDP2.</p>										

DL-H3	Darvel & Priestland			Jamieson Road						
Outcome	Allocate									
Site Ref	DL-H3	Site name	Jamieson Road				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	2.7	Indicative Capacity	40	Sub HMA	K&L			
LDP1 Ref	281H	PIP Ref		MIR Ref	67MIR	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	1	5	5	1	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	5	5	5	5	32/35	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	2	1	1	5	1	5	5	5	38/60	98/135
Ranking										
Overall Rank		28/230	Ward Rank			4/22	Settlement Rank			2/9
Stage 3										
<p>The site in question has been allocated since 2010 and no development has taken place. The party that submitted Land west of Burn Road (DL-H1) and Land west of Gilliland Road (DL-X5) questioned whether the site was effective and proposed those two sites as alternatives. A small watercourse flows through the site and this would necessitate the production of a Flood Risk Assessment. Nevertheless, permission to develop 40 dwellings on the site remains extant because work to develop the site commenced a number of years ago. The site agent indicated that there is developer interest in restarting work on site. The site rates relatively well according to the criteria of the site selection assessment and would comprise of a natural infill within the Darvel settlement boundary. It is largely free from constraints and is within reasonable walking distance of services and facilities in the centre of town. On that basis, it was considered appropriate to retain it as an allocated site for housing purposes.</p>										

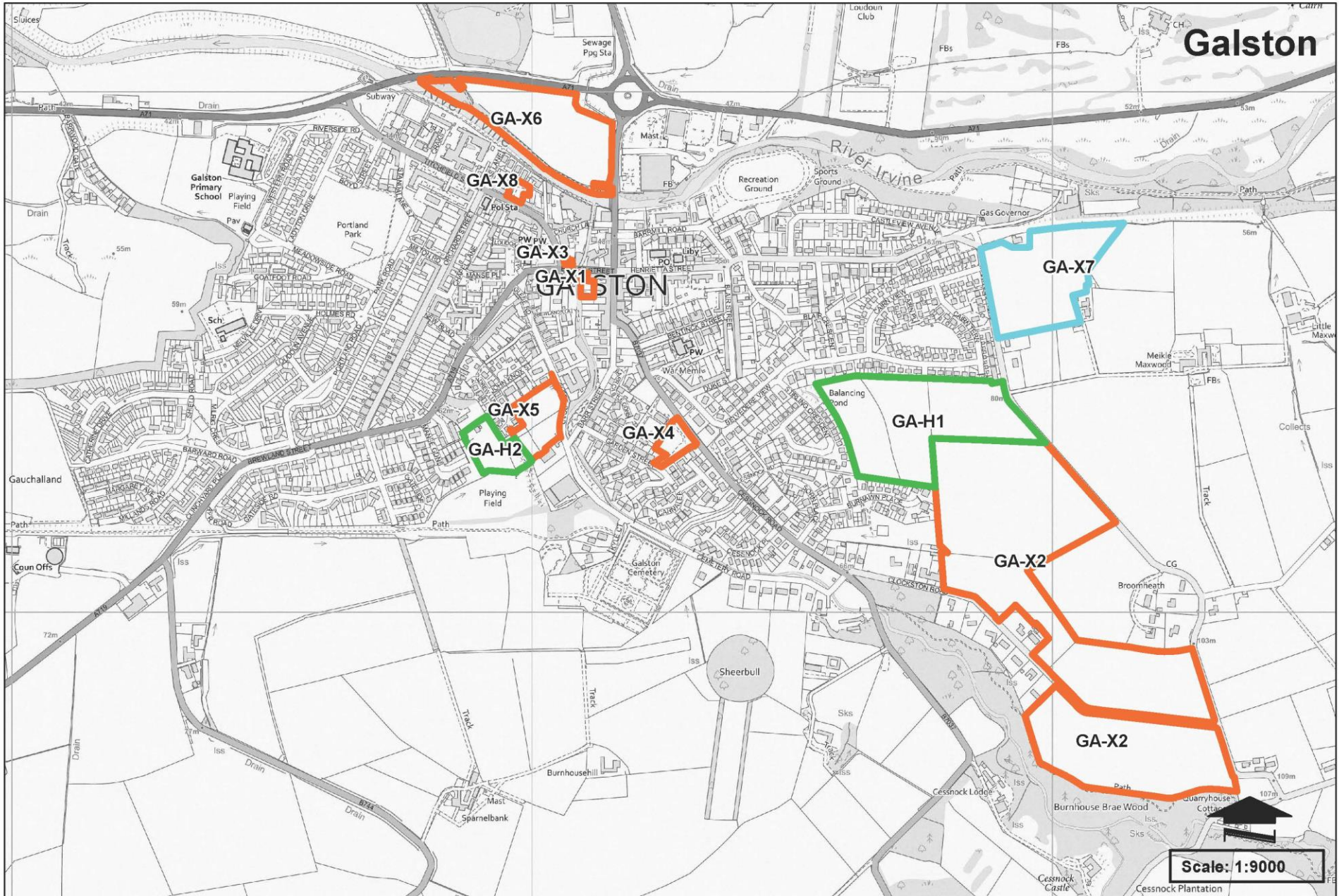
DL-X3	Darvel & Priestland			Land W of Darvel						
Outcome	Not allocate									
Site Ref	DL-X3	Site name	Land west of Darvel				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	2.4	Indicative Capacity	66	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP14	MIR Ref	148MIR	CfSI Ref				
Stage 1										
Proximity 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
2	2	2	5	5	2	5	23/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	1	1	5	1	5	5	2	29/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank			18/22		Settlement Rank		8/9
Stage 3										
<p>The wide, flat site in question is located on the Irvine Valley floor and a substantial proportion of the site is subject to risk of flooding. Expansion of development in greenfield flood-prone areas is not considered preferable, both as a consequence of the costs incurred by prospective developers in reducing flood risk and because such actions may result in a reduction in the capacity of the natural floodplain. If developed, the site would constitute a significant and incongruous extension of the Darvel settlement boundary that would be located further from services and facilities in the centre of Darvel than other already allocated or proposed sites. The site lies adjacent to the Lanfine Garden and Designed Landscape and Historic Environment Scotland in a consultation response recommended that steps be taken to mitigate any impact should development commence. As a consequence of the constraints described, it was not considered appropriate to allocate the site for housing purposes.</p>										

DL-X4	Darvel & Priestland		Land W of George Young Drive							
Outcome	Not allocate									
Site Ref	DL-X4	Site name	Land west of G. Young Dr.			Settlement	Darvel & Priestland			
Ward	6	Area (ha)	0.1	Indicative Capacity	3	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP13	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		Yes		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	5	5	1	5	28/35	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	1	5	5	1	35/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		12/22		Settlement Rank		4/9	
Stage 3										
The site can accommodate up to three houses, however, given that four houses is the minimum site capacity for an allocated site in the Local Development Plan, it was not considered appropriate to allocate the site.										

DL-X5	Darvel & Priestland			Land W of Gilliland Road						
Outcome	Not allocate									
Site Ref	DL-X5	Site name	Land west of Gilliland Road				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	4.2	Indicative Capacity	118	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	150MIR	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	5	5	1	5	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	2	1	1	5	1	5	2	1	28/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		15/22		Settlement Rank		6/9	
Stage 3										
<p>Interest in developing the site in question was expressed as part of the call for sites exercise. The ineffectiveness of sites DL-X2 and DL-H3 was cited by the party that submitted the site as the rationale for allocating the site in question, as well as the site at Burn Road (DL-H1). Nevertheless, whilst predominantly free from constraints, the site is large in a Darvel context and would constitute a substantial westward extension of the settlement boundary. The steeply sloping site is highly visible from West Main Street, West Donnington Street and surrounding hills and it was considered that mitigation would not sufficiently offset any adverse landscape impact. Indeed, a landscape impact study commissioned by the Council states that the site falls within an area not suitable for development that may be required to preserve the setting of settlements and prevent coalescence. In a consultation response, NatureScot stated that careful consideration of siting and design would be required to ensure that any development would reflect the landscape setting as well as being cohesive with existing development with a path network and active frontages. They also stated that a possible entry at the end of Gilliland Road would be very steep. On the basis of these constraints and the greater suitability of other sites in Darvel, it was not considered appropriate to allocate the site for housing purposes.</p>										

DL-H4	Darvel & Priestland			West Donnington Street						
Outcome	Allocate									
Site Ref	DL-H4	Site name	West Donnington Street				Settlement	Darvel & Priestland		
Ward	6	Area (ha)	0.8	Indicative Capacity	21	Sub HMA	K&L			
LDP1 Ref	103H	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	1	1	1	1	5	10/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	1	5	5	5	31/35	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	1	5	5	5	39/60	90/135
Ranking										
Overall Rank		68/230	Ward Rank		9/22		Settlement Rank		3/9	
Stage 3										
<p>Whilst interest in the site had not been forthcoming at the time of the site selection process and no submission had been made to request its retention as an allocated site, a number of characteristics were considered favourable. The brownfield land in question is largely free from significant constraints, is located within the Darvel settlement boundary and is within easy walking distance of services. In that regard it was considered preferable to the more peripheral existing allocated and proposed sites considered as part of the overall assessment. The site was at the time of site assessment vacant and it was considered that its redevelopment would be preferable to construction on previously undeveloped land; it was also deemed likely that development would improve the appearance of that part of the town. The site formed part of a larger allocation that has since experienced development and it was considered appropriate to continue to allocate the site so that construction in the area may be completed. As a consequence of the aforementioned factors, it was considered appropriate to allocate the site in LDP2.</p>										

Galston



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

GA-H1	Galston		Belvedere View							
Outcome	Allocate									
Site Ref	GA-H1	Site name	Belvedere View				Settlement	Galston		
Ward	6	Area (ha)	5.5	Indicative Capacity	144	Sub HMA	K&L			
LDP1 Ref	107H	PIP Ref		MIR Ref	221MIR	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	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	5	5	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	2	1	1	5	2	5	2	5	31/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		15/22		Settlement Rank		7/10	
Stage 3										
<p>The site in question has remained within the allocated supply since 2003, although development of the western portion of the land originally allocated in the 2003 Local Plan has taken place. No application has been received for the site in question and it could not be determined whether it would be effective. Nevertheless, it remains the only large-scale viable site in Galston that is free from constraints and was considered suitable as part of the 2017 Examination process. The site is within reasonable walking distance of the centre of Galston and development would result in a rounding off of the settlement boundary in that area through development of the salient of countryside projecting westwards towards Stirling Crescent. On that basis, it was considered appropriate to allocate the site for housing purposes.</p>										

GA-H2	Galston		Brewland Street							
Outcome	Allocate									
Site Ref	GA-H2	Site name	Brewland Street				Settlement	Galston		
Ward	6	Area (ha)	0.8	Indicative Capacity	17	Sub HMA	K&L			
LDP1 Ref	109H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	5	2	5	1	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	5	5	5	5	5	2	32/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	5	5	2	5	5	5	41/60	102/135
Ranking										
Overall Rank		18/230	Ward Rank		2/22		Settlement Rank		2/10	
Stage 3										
Development of the site has progressively taken place over a number of years and it is anticipated through the 2020 Housing Land Audit process that capacity within the site would remain after the adoption of LDP2 in 2023. On that basis, it was considered appropriate to allocate the site for housing purposes.										

GA-X1	Galston		Bridge Street							
Outcome	Not allocate									
Site Ref	GA-X1	Site name	Bridge Street				Settlement	Galston		
Ward	6	Area (ha)	0.1	Indicative Capacity	3	Sub HMA	K&L			
LDP1 Ref	382M	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		Yes		
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	2	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	5	5	5	2	2	2	23/35	2	5	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	2	5	5	5	50/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		6/22		Settlement Rank		4/10	
Stage 3										
The site in question was considered suitable for residential development because it is centrally located and close to services and facilities. However, it was considered more appropriate to allocate the site for miscellaneous rather than solely for residential use so as to allow for the development of footfall-generating uses, as well as residential uses. On that basis, it was not considered appropriate to allocate the site for purely residential uses but to allocate it for miscellaneous use with a residential element.										

GA-X2	Galston		Clockston Road							
Outcome	Not allocate									
Site Ref	GA-X2	Site name	Clockston Road				Settlement	Galston		
Ward	6	Area (ha)	17.3	Indicative Capacity	482	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref	175MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	1	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	1	1	1	5	2	5	1	1	25/60	68/135
Ranking										
Overall Rank		217/230	Ward Rank		22/22	Settlement Rank		10/10		
Stage 3										
<p>The site in question would constitute a significant extension into the countryside and would result in the development of a landscape of some scenic value. A landscape study commissioned by the Council indicates that the site would not be suitable for residential expansion and would adversely impact the setting of Galston. The site is distant from the centre of Galston relative to other allocated or proposed sites. It was considered that the site would be too large for requirements of LDP2 and that any further expansion eastwards would likely require the development first of the Belvedere View site (GA-H1). It was furthermore considered that the existing allocated sites in Galston, in particular Belvedere View, would be capable of accommodating any likely expansion during the Plan period. In a consultation response, NatureScot stated that a masterplan approach should be employed should this site be allocated and that green networks should be incorporated into the design of development from the outset of the design process. They also stated that woodland and hedgerows should be retained and incorporated into the design to create a landscape framework and that a robust gateway to the settlement should also be created as well as a strong boundary on the eastern edge of new development along Maxwood Road. Scottish Water indicated that 300mm trunk water main runs inside site boundary and crosses at narrowest section. On the basis of the site's various constraints and the aforementioned range of requirements that would require to be met by any developer, it was not considered appropriate to allocate the site for housing purposes.</p>										

GA-X3	Galston		Cross Street/Bridge Street							
Outcome	Not allocate									
Site Ref	GA-X3	Site name	Cross Street/Bridge Street				Settlement	Galston		
Ward	6	Area (ha)	0.1	Indicative Capacity	1	Sub HMA	K&L			
LDP1 Ref	376M	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	2	5	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	2	2	2	26/35	2	5	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	2	5	5	5	50/60	98/135
Ranking										
Overall Rank		28/230	Ward Rank		4/22		Settlement Rank		3/10	
Stage 3										
The site in question was considered suitable for residential development because it is centrally located and close to services and facilities. However, it was considered more appropriate to allocate the site for miscellaneous rather than solely for residential use so as to allow for the development of footfall-generating uses, as well as residential uses. On that basis, it was not considered appropriate to allocate the site for purely residential uses but to allocate it for miscellaneous use with a residential element.										

GA-X4	Galston		Garden Street							
Outcome	Not allocate									
Site Ref	GA-X4	Site name	Garden Street				Settlement	Galston		
Ward	6	Area (ha)	0.4	Indicative Capacity	7	Sub HMA	K&L			
LDP1 Ref	407H	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	2	1	2	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
5	5	5	5	5	5	2	32/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	2	1	5	5	2	5	5	5	41/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		6/22		Settlement Rank		4/10	
Stage 3										
<p>No interest had been expressed in retaining the site as part of the call for sites exercise and a development of six dwellings approved in 2013 had not been forthcoming. The site is however centrally located and within close walking distance of a range of services and facilities. The site is brownfield in nature and is therefore preferable in terms of future residential development. Consultation with East Ayrshire Council elected members indicated that the site should continue to be allocated but that the site should fall under the miscellaneous classification, with potential for housing, community and recreational uses. On that basis, it was not considered appropriate to allocate the site for purely residential uses but to allocate it for miscellaneous use with a residential element.</p>										

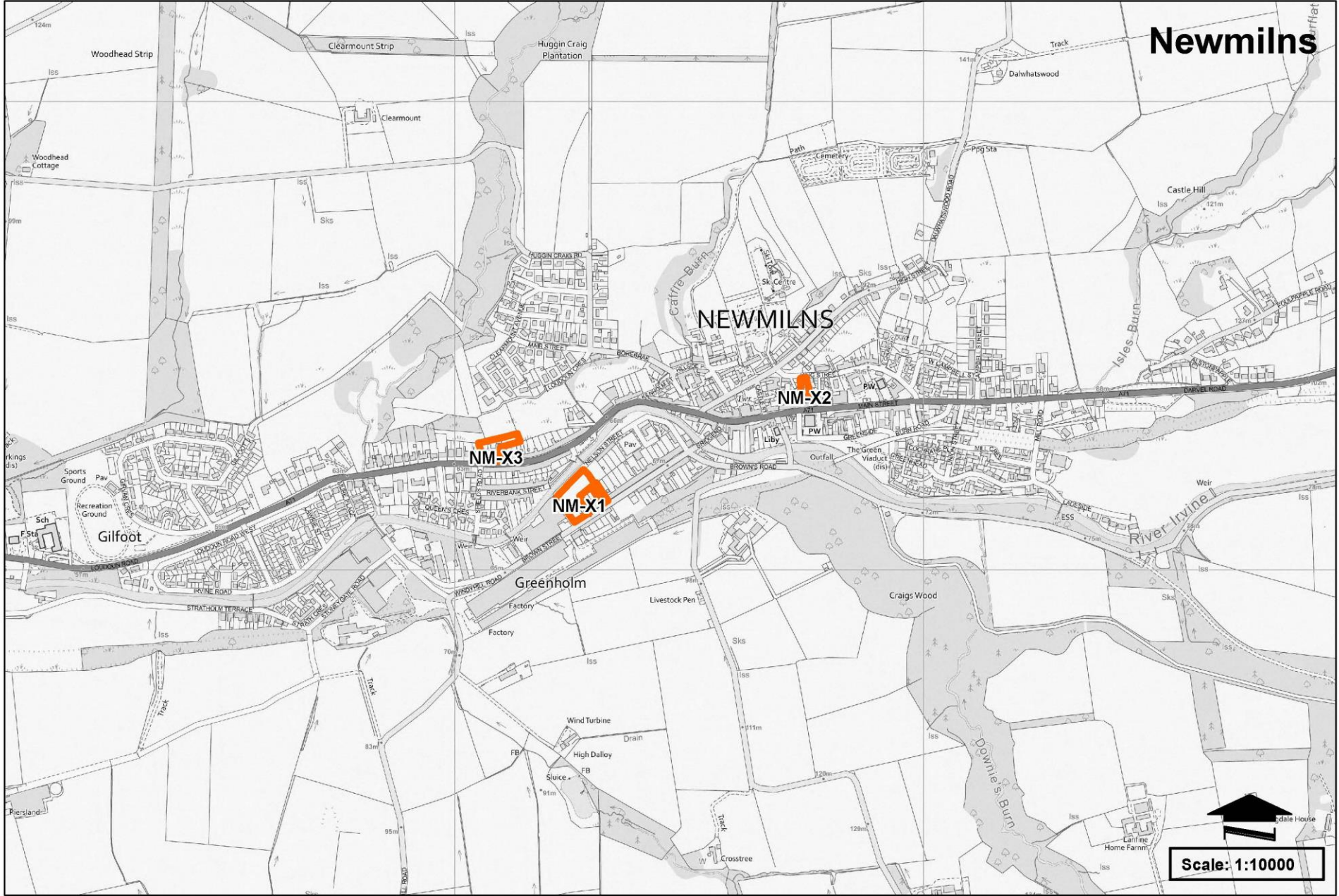
GA-X5	Galston		Glebe Road							
Outcome	Not allocate									
Site Ref	GA-X5	Site name	Glebe Road				Settlement	Galston		
Ward	6	Area (ha)	0.8	Indicative Capacity	15	Sub HMA	K&L			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		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	2	5	1	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	5	5	5	5	2	32/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	5	2	5	5	5	44/60	105/135
Ranking										
Overall Rank		12/230	Ward Rank		1/22	Settlement Rank		1/10		
Stage 3										
<p>An application for the development of the site in question for residential uses was approved in August 2020. The site had not hitherto been allocated and was not submitted at call for sites. Nevertheless, potential to allocate the site for residential uses was discussed as part of the site selection process. The site performed very well against the criteria of the site selection assessment, ranking first in the Irvine Valley (Ward 6) and first in Galston, primarily as a consequence of its general lack of constraints and attained consent. However, it was considered that the potential that the homes might be delivered before the anticipated adoption of the LDP in 2023 mitigated against allocation. It was therefore considered unnecessary to allocate the site in LDP2.</p>										


GA-X6	Galston		Harvest Field, Galston roundabout							
Outcome	Not allocate									
Site Ref	GA-X6	Site name	Harvest Field, Galston roundabout			Settlement	Galston			
Ward	6	Area (ha)	3.7	Indicative Capacity	103	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP24	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	2	5	1	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	1	1	18/35	2	5	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	2	5	2	1	39/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		19/22		Settlement Rank		8/10	
Stage 3										
<p>The site in question is centrally located and within close walking distance of a range of services and facilities. However, it is located on the Irvine Valley floor and a substantial part of the site is subject to risk of flooding. Expansion of development in greenfield flood-prone areas is not preferable, both as a consequence of the costs incurred by prospective developers in reducing flood risk and because such actions may result in a reduction in the capacity of the natural floodplain. On that basis, it was not considered appropriate to allocate the site for housing purposes.</p>										

GA-X7	Galston		Maxwood Road								
Outcome	Future Housing Growth										
Site Ref	GA-X7	Site name	Maxwood Road				Settlement	Galston			
Ward	6	Area (ha)	3.6	Indicative Capacity	100	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	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	1	1	5	2	5	5	2	34/60	74/135	
Ranking											
Overall Rank		182/230	Ward Rank		20/22		Settlement Rank		9/10		
Stage 3											
<p>The site in question was not submitted as part of the call for sites process but had been defined as Future Growth Area in LDP1. When other sites were considered in Galston, none other than the land at Belvedere View (GA-H1) were considered appropriate for allocation, primarily as a consequence of adverse landscape impact, flood risk or completion timescales. Although the site in question scored relatively poorly against the site assessment criteria, it is the only site of any size to be relatively free from constraints not to be allocated and has furthermore been constituted a future growth area in LDP1. On that basis it was not considered appropriate to allocate the site in LDP2 but to consider it for allocation as part of the LDP3 preparation process.</p>											

GA-X8	Galston		Titchfield Street							
Outcome	Not allocate									
Site Ref	GA-X8	Site name	Titchfield Street				Settlement	Galston		
Ward	6	Area (ha)	0.1	Indicative Capacity	9	Sub HMA	K&L			
LDP1 Ref	106H	PIP Ref		MIR Ref		CfSI Ref	CfSI15			
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	5	1	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	5	5	1	2	2	2	19/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	5	2	5	5	5	44/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank		10/22	Settlement Rank		6/10		
Stage 3										
<p>The site in question was allocated in LDP1 as 106H and potential to allocate the site for residential uses was discussed as part of the site selection process. An application for the development of the site for residential uses was however made during the site assessment process and consultation with Development Management indicated that approval was likely. It was furthermore anticipated that units within the site would be completed before the anticipated adoption of the LDP in 2023. It was therefore considered unnecessary to allocate the site in LDP2.</p>										

Newmilns




Scale: 1:10000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on the behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. East Ayrshire Council. 100023409.

NM-X1	Newmilns		Brown Street							
Outcome	Not allocate									
Site Ref	NM-X1	Site name	Brown Street				Settlement	Newmilns		
Ward	6	Area (ha)	0.5	Indicative Capacity	14	Sub HMA	K&L			
LDP1 Ref	381M	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	1	1	1	1	5	10/30	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
5	2	1	5	2	1	5	5	5	36/60	81/135
Ranking										
Overall Rank		122/230	Ward Rank		13/22	Settlement Rank		3/3		
Stage 3										
<p>The brownfield land in question was allocated as a miscellaneous site in LDP1 but is subject to a degree of flood risk. An application from the Council to develop it for 23 homes was subject to difficulty in obtaining consent on the basis of the aforementioned flood risk and was subsequently withdrawn. The site lies adjacent to existing commercial uses and it was therefore considered appropriate to extend the business and industrial area allocated in LDP1 to include the site in question to form NM-B1(O), a business/industrial allocation. It is therefore considered that the site should not be allocated for residential uses but should be allocated for business/industrial uses.</p>										

NM-X2	Newmilns		Land Adjacent to 12 King Street, Newmilns.							
Outcome	Not allocate									
Site Ref	NM-X2	Site name	Land Adjacent to 12 King Street, milns.			Settlement	Newmilns			
Ward	6	Area (ha)	0.1	Indicative Capacity	6	Sub HMA	K&L			
LDP1 Ref		PIP Ref	PIP57	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	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	5	5	5	2	5	2	29/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	2	1	5	5	5	39/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank		8/22	Settlement Rank			1/3	
Stage 3										
An application for Planning Permission in Principle for residential use was approved in February 2020. Nevertheless, the small site falls within the Newmilns settlement boundary and the principle of residential development already exists, subject to assessment against the provisions of the Local Development Plan. Although the site could accommodate perhaps 6 units if development comprised of flatted units or another high density pattern of development, conformity to this density cannot be confirmed. On that basis, it was not considered appropriate to allocate the site for housing purposes.										

NM-X3	Newmilns		Loudoun Road							
Outcome	Not allocate									
Site Ref	NM-X3	Site name	Loudoun Road				Settlement	Newmilns		
Ward	6	Area (ha)	0.3	Indicative Capacity	8	Sub HMA	K&L			
LDP1 Ref	430H	PIP Ref		MIR Ref		CfSI Ref	CfSI40			
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	1	2	5	2	5	16/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	5	2	2	2	23/35	2	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
2	5	1	5	2	1	5	5	5	39/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		11/22		Settlement Rank		2/3	
Stage 3										
<p>An application within the site in question for the development of a nursing home including change of use of existing dwelling was refused in 2018 because of flood risk. Nevertheless, the site performed relatively well against the criteria of the site assessment process because of its brownfield nature and central location and, in a consultation response, SEPA indicated that development would be possible, subject to an appropriate use being proposed and the completion of a Flood Risk Assessment and provision of a detailed layout plan. They also recommend that appropriate surface water management measures should be adopted. However, after some consideration, it was considered that the site should be allocated as a miscellaneous site with the potential to include business/industrial and residential uses, rather than as a residential-only allocation.</p>										