East Ayrshire Local Development Plan 2 Housing Site Appraisal Methodology

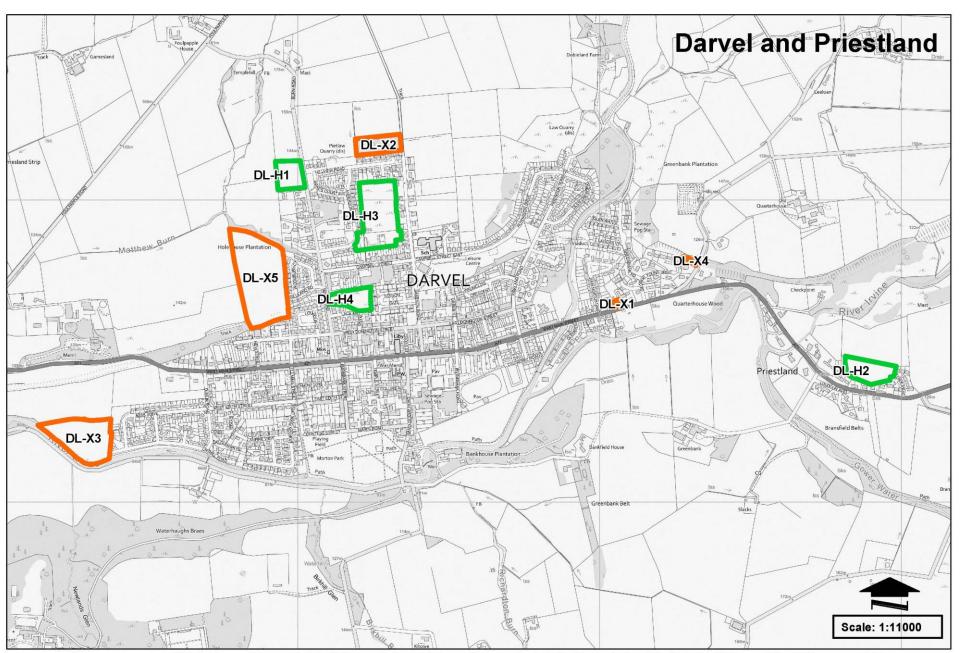
Appendix 6 (Ward 6 – Irvine Valley)

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 &	Burn Road	Kilmarnock & Loudoun	147	58	Allocate
DL-H2	Priestland	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	Allocate
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.



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DL-H1	Darvel 8	k Priestl	and	Burr	n Road									
Outcome							Allo	cate						
Site Ref	DL-H1		Site name	Burn	Road				Se	ettlement	[Darvel & Pries	stland	
Ward	6		Area (ha)	0.7			Indicative	Capacit	y 1!	5	5	Sub HMA	K&L	
LDP1 Ref			PIP Ref				MIR Ref		1!	50MIR	(CfSI Ref		
						Stage	1							
Proximity t	o settlement	Si	gnificant Flood Risk		SI	PA/SAC,	/SSSI		Ar	ncient/Native W	oodlar	nd	Site cap	acity
Υ	'es		No			No				No			No	
						Stage	2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	ing Warketability	con	anning sent for ousing	expre	terest essed at for Sites	ti	gth of me cated	Examination report 2016 comments		Site viability and narketability	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	Capabilit Agricult	' I water		age Assets	Char	dscape facter & inscape	r	mining isk sments	Non-absolute constraints	e [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 train sta	developed		an/rural sification	key	ance to town ntres		on and Itland	Visual amenity	1	Landscape study	Sustainability of location	TOTAL SCORE
2	2	1	1		5		1		5	5		1	28/60	78/135
						Ranki	ing				•		•	•
Overall Rank		147/23	Ward Rank				15,	/22		Settlement R	ank			5/9
						Stage	3							

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 is 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.

DL-H2	Darvel 8	k Priestl	and		Crofthead									
Outcome							Allo	cate						
Site Ref	DL-H2		Site na	ame	Crofthead				Se	ttlement	Darvel &	Priestland	d	
Ward	6		Area (ha)	1.0		Indicative	Capacit	y 27	7	Sub HMA		K&L	
LDP1 Ref			PIP Re	ef	PIP59		MIR Ref				CfSI Ref			
						Stag	ge 1							
Proximity t	o settlement	Si	ignifica	nt Flood Risk		SPA/SA	C/SSSI		An	cient/Native Wood	dland		Site capa	city
Υ	'es			No		N	0			No			No	
						Sta	ge 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	exp	nterest pressed at I for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabili and marketabil	, Re	ecreation lue of site	Open space & recreation value
1	1/5	1		1	1		2		5	5	15/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult		Land and water contamination	Heritage Asse	ts Ch	indscape aracter & wnscape	ri	mining isk sments	Non-absolute constraints	Distance to primary school	_	istance to econdary 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 train sta		Previously developed land	Urban/rural classification	k	stance to ey town centres		on and tland	Visual amenity	Landscap study		stainability f location	TOTAL SCORE
2	5	1		1	5		1		5	2	5		30/60	80/135
		1	<u> </u>			Ran	king	ı		•		<u> </u>		
Overall Rank		127/2	30	Ward Rank			14,	/22		Settlement Rank	(5,	/9
						Sta	ge 3							

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.

DL-X1	Darvel 8	k Priestl	land		E Of 139 Ea	st Ma	ain Stree	t						
Outcome							Not al	locate	9					
Site Ref	DL-X1		Site n	ame	East Of 139 East	Main S	Street		Se	ttlement	Darvel &	Priest	tland	
Ward	6		Area ((ha)	0.1		Indicative	Capacit	y 15		Sub HMA	١	K&L	
LDP1 Ref			PIP Re	ef			MIR Ref				CfSI Ref			
						Stag	ge 1							
Proximity t	o settlement	S	ignifica	nt Flood Risk	S	PA/SA	C/SSSI		An	cient/Native Wood	dland		Site cap	acity
Υ	'es			No		No)			No			No	
						Stag	ge 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	exp	nterest ressed at for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabil and marketab	·	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	Capabilit Agricult		Land and water contamination	Heritage Assets	Cha	ndscape aracter & wnscape	r	mining isk sments	Non-absolute constraints	Distance 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 train sta		Previously developed land	Urban/rural classification	ke	tance to ey town entres		on and tland	Visual amenity	Landscar study	oe	Sustainability of location	TOTAL SCORE
2	5	1		5	5		1		5	5	5		39/60	102/135
						Rank	king						·	
Overall Rank		18/23	30	Ward Rank			2/	22		Settlement Rank	ζ			1/9
						Stag	ge 3							

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.

DL-X2	Darvel 8	k Priestl	and		Hillvie	w Road	d										
Outcome								Not all	locate	е							
Site Ref	DL-X2		Site na	ame	Hillview	Road				Se	ettlemer	nt	Darvel &	Pries	tland		
Ward	6		Area ((ha)	0.8		Ir	ndicative	Capacit	y 9			Sub HMA	١	ŀ	(&L	
LDP1 Ref	280H		PIP Re	ef			M	/IR Ref					CfSI Ref				
							Stage :	1									
Proximity t	o settlement	Si	ignifica	nt Flood Risk		SF	PA/SAC/S	SSSI		Ar	ncient/N	ative Wood	lland		Site	сарас	city
Υ	'es			No			No					No				No	
							Stage 2	2									
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planr conser hous	nt for	Inte expres Call fo	ssed at	ti	gth of ime cated	rep	mination ort 2016 nments	Site viabi and marketab	·	Recreat value of		Open space & recreation value
2	2/5	1		1	2)	1	1		1		5	11/30)	5		5/5
Flood risk	Biodiversity	Capabilit Agricult		Land and water contamination	Heritage	e Assets	Lands Chara Towns	cter &	r	mining risk ssments	cor	-absolute nstraints	Distance primar schoo	У	Distance second school	ary	Distance to health centre or GP
5	2	2		5	5	·	1	1		5	2	25/35	5		1		2
Distance to EAC TC/NC (P- LDP)	Distance to bus stop	Distance train sta		Previously developed land	Urban, classific	<i>'</i>	Distar key t cent	town		on and atland		/isual menity	Landsca study	pe	Sustainal of locat	•	TOTAL SCORE
2	1	1		2	5)	1	1		5		2	1		28/6	0	71/135
							Rankin	g									·
Overall Rank		206/2	30	Ward Rank				21/	/22		Settle	ement Rank				9/	/9
	_						Stage 3	3									

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.

DL-H3	Darvel 8	& Priestl	and		Jamieson Ro	ad								
Outcome							Allo	cate						
Site Ref	DL-H3		Site na	ime	Jamieson Road				Se	ettlement	Darvel & P	riestland		
Ward	6		Area (ł	ha)	2.7		Indicative	Capacit	y 40)	Sub HMA		K&L	
LDP1 Ref	281H		PIP Ref	f			MIR Ref		67	7MIR	CfSI Ref			
						Stage	e 1							
Proximity t	o settlement	S	ignificar	nt Flood Risk	SF	PA/SAC	C/SSSI		An	ncient/Native Wood	dland		Site capa	city
Y	'es			No		No)			No			No	
						Stage	e 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	expr	ressed at for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabilit and marketabilit	valu	reation e of site	Open space & recreation value
5	5/5	1		1	5		5		1	5	18/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult	ure	Land and water contamination	Heritage Assets	Cha	ndscape racter & vnscape	r	mining isk sments	Non-absolute constraints	Distance to primary school	sec	ance to ondary chool	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 train sta		Previously developed land	Urban/rural classification	ke	tance to y town entres		on and tland	Visual amenity	Landscape study		ninability ocation	TOTAL SCORE
5	2	1		1	5		1		5	5	5	3	8/60	98/135
		l.				Rank	ing			•		,		
Overall Rank		28/23	30	Ward Rank			4/	22		Settlement Ranl	<		2,	/9
						Stage	e 3							

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.

DL-X3	Darvel 8	k Priestla	and	La	and W of Da	arvel										
Outcome							Not al	locate	е							
Site Ref	DL-X3		Site name	Lar	nd west of Dar	vel			S	Settlen	nent	Darvel 8	Pries د	stland		
Ward	6		Area (ha)	2.4	4		Indicative	Capacit	t y 6	56		Sub HM	A		K&L	
LDP1 Ref			PIP Ref	PIF	P14		MIR Ref		1	L48MII	R	CfSI Ref				
						Stag	e 1									
Proximity to	o settlement	Si	gnificant Flood Risk		SF	PA/SA	C/SSSI		А	ncient	t/Native Wood	lland		Site	e capac	ity
Υ	'es		No			No)				No				No	
					_	Stag	e 2				_					_
Meets spatial strategy	Contribution To Spatial Strategy	Programi in Housi Land Au	ing Marketability	(Planning consent for housing	exp	nterest ressed at for Sites	ti	gth of ime cated	r	eport 2016 comments	Site viab and marketal	·	Recreat value of		Open space & recreation value
2	2/5	1	1		1		5		5		5	18/30)	5		5/5
Flood risk	Biodiversity	Capability Agriculti	water		eritage Assets	Cha	ndscape iracter & wnscape	r	mining risk ssments	N	on-absolute constraints	Distance primar schoo	ĵy	Distanc second school	lary	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 train stat	developed		Urban/rural classification	ke	tance to ey town entres		on and atland		Visual amenity	Landsca study	•	Sustaina of locat	•	TOTAL SCORE
2	2	1	1		5		1		5		5	2		29/6	0	77/135
		L	•			Rank	king									·
Overall Rank		158/23	Ward Rank					/22		Se	ettlement Rank				8/	9
					_	Stag	e 3				_			_		

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.

DL-X4	Darvel 8	k Priestl	land		Land W of	Georg	ge Young	Drive	:					
Outcome							Not al	locate	9					
Site Ref	DL-X4		Site n	ame	Land west of G	. Young	Dr.		Se	ttlement	Darvel & P	riestland		
Ward	6		Area ((ha)	0.1	_	Indicative	Capacit	y 3		Sub HMA		K&L	
LDP1 Ref			PIP Re	ef	PIP13		MIR Ref				CfSI Ref			
						Stag	ge 1							
Proximity t	o settlement	S	ignifica	nt Flood Risk		SPA/SA	C/SSSI		An	cient/Native Wood	dland		Site capa	city
Y	'es			No		N	0			No			Yes	
						Sta	ge 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	exp	nterest oressed at I for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabilit and marketabili	Kecr	eation e of site	Open space & recreation value
1	1/5	1		1	1		2		5	5	15/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult		Land and water contamination	Heritage Asset	ts Ch	ndscape aracter & wnscape	ri	mining isk sments	Non-absolute constraints	Distance to primary school	seco	ance to ondary hool	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 train sta		Previously developed land	Urban/rural classification	k	stance to ey town centres		on and tland	Visual amenity	Landscape study		inability ocation	TOTAL SCORE
2	5	1		5	5		1		5	5	1	35	5/60	84/135
						Ran	king	•				•		
Overall Rank		106/2	30	Ward Rank			12,	/22		Settlement Ranl	<		4,	/9
							ge 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 8	k Priestl	and		Land W of G	illilan	d Road							
Outcome							Not al	locate	9					
Site Ref	DL-X5		Site n	ame	Land west of Gill	iland Ro	oad		Se	ttlement	Darvel &	Pries	tland	
Ward	6		Area ((ha)	4.2		Indicative	Capacit	y 11	.8	Sub HMA	4	K&L	
LDP1 Ref			PIP Re	ef			MIR Ref		15	OMIR	CfSI Ref			
						Stage	e 1							
Proximity t	o settlement	Si	ignifica	nt Flood Risk	SI	PA/SAC	C/SSSI		An	cient/Native Wood	dland		Site capa	city
\	'es			No		No				No			No	
						Stage	e 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	expr	terest essed at for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabi and marketab	•	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	Capabilit Agricult	•	Land and water contamination	Heritage Assets	Char	dscape racter & /nscape	r	mining isk sments	Non-absolute constraints	Distance primar schoo	У	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 train sta		Previously developed land	Urban/rural classification	key	ance to y town entres		on and tland	Visual amenity	Landsca study	'	Sustainability of location	TOTAL SCORE
5	2	1		1	5		1		5	2	1		28/60	78/135
						Rank	ing							
Overall Rank		147/2	30	Ward Rank			15,	/22		Settlement Rank	<		6	/9
						Stage	e 3							

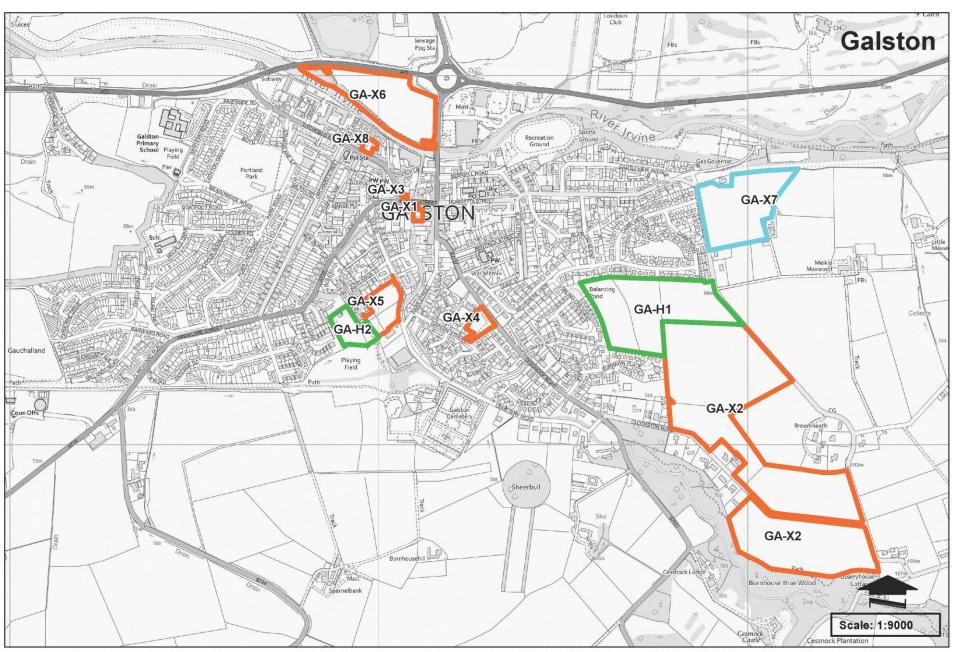
Interest in developing the site in question was expressed as part of the call for sites exercise. The ineffectiveness of sites DL-X2 and DL-H3 was cited by the party that submitted the site as the rationale for allocating the site in question, as well as the site at Burn Road (DL-H1). Nevertheless, whilst 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.

DL-H4	Darvel 8	k Priestl	and	W	est Donnin	gton	Street							
Outcome							Allo	cate						
Site Ref	DL-H4		Site name	We	est Donningtor	n Stree	t		Se	ettlement	Darvel & F	riestland	d	
Ward	6		Area (ha)	0.8	3		Indicative	Capacit	y 21	1	Sub HMA		K&L	
LDP1 Ref	103H		PIP Ref				MIR Ref				CfSI Ref			
						Stage	e 1							
Proximity t	o settlement	Si	gnificant Flood Risk		SF	PA/SAC	C/SSSI		An	ncient/Native Wood	dland		Site capac	city
Υ	'es		No			No				No			No	
						Stage	e 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	ing Marketability	(Planning consent for housing	expr	terest essed at for Sites	ti	gth of me cated	Examination report 2016 comments	Site viabili and marketabil	, Re	ecreation lue of site	Open space & recreation value
5	5/5	1	1		1		1		1	5	10/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult	' l water		eritage Assets	Cha	ndscape racter & vnscape	r	mining isk sments	Non-absolute constraints	Distance t primary school	-	stance to econdary 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 train sta	developed		Urban/rural classification	ke	tance to y town entres		on and atland	Visual amenity	Landscap study		stainability f location	TOTAL SCORE
5	5	1	2		5		1		5	5	5		39/60	90/135
						Rank	ing					,		
Overall Rank		68/23	Ward Rank				9/	22		Settlement Rank	<		3/	' 9
						Stage	e 3							

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.



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GA-H1	Galston			Ве	elvedere Vi	ew									
Outcome							Allo	cate							
Site Ref	GA-H1		Site name	Ве	lvedere View				9	Settl	ement	Galston			
Ward	6		Area (ha)	5.5	5		Indicative	Capacit	ty 1	144		Sub HMA		K&L	
LDP1 Ref	107H		PIP Ref				MIR Ref		2	221N	MIR	CfSI Ref			
						Stag	e 1								
Proximity t	o settlement	Si	gnificant Flood Risk		SF	PA/SAG	C/SSSI		Д	Ancie	ent/Native Wood	dland		Site capa	city
Υ	'es		No			No)				No			No	
						Stag	e 2								
Meets spatial strategy	Contribution To Spatial Strategy	Programi in Hous Land Au	ing Marketability	(Planning consent for housing	ехрі	nterest ressed at for Sites	ti	gth of ime cated		Examination report 2016 comments	Site viabil and marketabi	,	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	Capabilit Agricult	water		eritage Assets	Cha	ndscape iracter & wnscape	r	mining risk ssments		Non-absolute constraints	Distance 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 train sta	developed		Urban/rural classification	ke	tance to ey town entres		on and atland	t	Visual amenity	Landscar study	e	Sustainability of location	TOTAL SCORE
2	2	1	1		5		2		5		2	5		31/60	78/135
		l.	•			Rank	king			1				·	·
Overall Rank		147/23	Ward Rank				15,	/22			Settlement Rank	ξ		7/	10
					_	Stag	e 3								

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.

Outcome Site Ref Ward LDP1 Ref Proximity to set Yes	GA-H2 6 109H	Area PIP F	•	Brewland Street 0.8	Indicative MIR Ref Stage 1	Cate Capacity	Sett	tlement	Galston Sub HMA CfSI Ref	K&L	
Ward LDP1 Ref Proximity to set	6 109H	Area PIP F	(ha) Ref ant Flood Risk	0.8	MIR Ref Stage 1	Capacity	_	tlement	Sub HMA	K&L	
LDP1 Ref Proximity to set	109H	PIP F	Ref ant Flood Risk		MIR Ref Stage 1	Capacity	17			K&L	
Proximity to set		,	ant Flood Risk	SP	Stage 1				CtCl Det		
,	ttlement	Signific		SP					CISI Kei		
,	ttlement	Signific		SP	/ /						
Yes			No		PA/SAC/SSSI		Anc	ient/Native Wood	land	Site capa	city
			110		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 time alloca	е	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 Bi	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mi risk assessm	(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)	stance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon peatla		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			'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 Stree	t								
Outcome							Not al	locate	е					
Site Ref	GA-X1		Site nan	ne	Bridge Street				Se	ttlement	Galston			
Ward	6		Area (ha	a)	0.1		Indicative	Capacit	y 3		Sub HMA		K&L	
LDP1 Ref	382M		PIP Ref				MIR Ref				CfSI Ref			
						Stag	e 1							
Proximity to	o settlement	Si	ignificant	Flood Risk	SI	PA/SAC	C/SSSI		An	cient/Native Wood	dland	(Site capa	city
Υ	'es		Ye	es		No)			No			Yes	
						Stag	e 2							
Meets spatial strategy Contribution To Spatial Strategy Programmed in Housing Land Audit Marketability score Marketability score Planning Interest expressed at time housing Call for Sites allocated									Examination report 2016 comments	Site viabilit and marketabili	Kecr	eation of site	Open space & recreation value	
5	5/5	1		2	2		1		2	5	13/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult	ure	Land and water contamination	Heritage Assets	Cha	ndscape racter & vnscape	r	mining isk sments	Non-absolute constraints	Distance to primary school	seco	nce to endary hool	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 hus Distance to Previously Urhan/rural Distance to Carbon and Visual Landscape							inability cation	TOTAL SCORE					
5	5 5 1 5				5		2		5	5	5	50)/60	96/135
						Rank	ing			•				· · · · ·
Overall Rank		34/23	80 V	Ward Rank				22		Settlement Rank	<		4/	10
						Stag	e 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 uses on 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 R	oad						
Outcome					No	ot allocat	e				
Site Ref	GA-X2	Si	te name	Clockston Road			Set	ttlement	Galston		
Ward	6	Α	rea (ha)	17.3	Indic	cative Capaci	i ty 483	2	Sub HMA	K&L	
LDP1 Ref		P	P Ref		MIR	Ref	17	5MIR	CfSI Ref		
					Stage 1						
Proximity t	o settlement	Sign	ficant Flood Risk	S	SPA/SAC/SSSI		And	cient/Native Woo	dland	Site capa	city
Υ	'es		No		No			No		No	
		_			Stage 2						
Meets spatial strategy	Contribution To Spatial Strategy	Programme in Housing Land Audi	ngth of time ocated	Examination report 2016 comments	Site viability and marketability	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 f Agricultur	l Water	Heritage Assets	Landsca _l Characte Townsca	r &	l mining risk ssments	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	l developed	Urban/rural classification	Distance key tow centres	n Cark	oon and atland	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 Ran	k	10	/10
					Stage 3						

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). was is 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.

GA-X3	Galston				Cross Street	/Bridge	e Stree	t						
Outcome							Not al	locate)					
Site Ref	GA-X3		Site nam	ne	Cross Street/Brid	ge Stree	t		Se	ettlement	Galston			
Ward	6		Area (ha	a)	0.1	li	ndicative	Capacity	/ 1		Sub HMA		K&L	
LDP1 Ref	376M		PIP Ref			N	∕IIR Ref				CfSI Ref			
						Stage	1							
Proximity to	o settlement	Si	gnificant	Flood Risk	SF	PA/SAC/S	SSSI		An	ncient/Native Wood	lland		Site capa	city
Y	'es		No	lo		No				No			No	
						Stage	2							
Meets spatial strategy	Contribution To Spatial Strategy	Programi in Hous Land Au	ing	Marketability score	Planning consent for housing	expres	erest ssed at or Sites	Leng tin alloc		Examination report 2016 comments	Site viabili and marketabil	val	ecreation ue of site	Open space & recreation value
5	5/5	1		2	1		1	2	2	5	12/30		5	5/5
Flood risk	Biodiversity	Capabilit Agricult	ure	Land and water contamination	Heritage Assets	Chara	scape cter & iscape	Coal n ris assess	sk	Non-absolute constraints	Distance t primary school	Se	stance to econdary school	Distance to health centre or GP
5	5	5		5	2		2	2	2	26/35	2		5	5
Distance to EAC TC/NC (P- LDP)	Distance to bus stop	Previously developed land	Urban/rural classification	key	nce to town tres	Carbo peat	n and land	Visual amenity	Landscape study		tainability location	TOTAL SCORE		
5	5	5	5		2	5	5	5	5		50/60	98/135		
			,			Rankir	ng							·
Overall Rank		28/23	80 W	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 uses on 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	Stree	t							
Outcome							Not	alloca	ite					
Site Ref	GA-X4		Site na	ame	Garden St	reet			S	ettlement	Galston			
Ward	6		Area ((ha)	0.4		Indicati	e Capa	city 7		Sub HMA		K&L	
LDP1 Ref	407H		PIP Re	ef			MIR Ref				CfSI Ref			
							Stage 1							
Proximity t	o settlement	Si	ignifica	nt Flood Risk		SP.	A/SAC/SSSI		A	ncient/Native Wood	dland		Site capa	city
Υ	'es			No			No			No			No	
							Stage 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planni consent housir	t for	Interest expressed at Call for Sites		ength of time llocated	Examination report 2016 comments	Site viabil and marketabi		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	Capabilit Agricult		Land and water contamination	Heritage A	Assets	Landscape Character & Townscape		al mining risk essments	Non-absolute constraints	Distance 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	Previously developed land	Urban/r classifica		Distance to key town centres		rbon and eatland	Visual amenity	Landscap study	e :	Sustainability of location	TOTAL SCORE		
5	2	5	5		2		5	5	5		41/60	96/135		
							Ranking			•			•	·
Overall Rank		34/23	30	Ward Rank				5/22		Settlement Ranl	ζ		4/	10
							Stage 3							

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.

GA-X5	Galston			GI	lebe Road									
Outcome							Not al	locat	е					
Site Ref	GA-X5		Site name	Gle	ebe Road				Set	ttlement	Galston			
Ward	6		Area (ha)	0.8	3	In	dicative	Capaci	ty 15		Sub HM	A	K&L	
LDP1 Ref			PIP Ref			N	IIR Ref				CfSI Ref			
						Stage :	1							
Proximity t	o settlement	Sig	gnificant Flood Risk		SF	PA/SAC/S			And	cient/Native Woo	dland		Site cap	acity
Υ	'es		No			No				No			No	
						Stage 2	2							
Meets spatial strategy	Contribution To Spatial Strategy	rest sed at r Sites	t	igth of ime ocated	Examination report 2016 comments	Site viab and marketal	·	Recreation value of site	Open space & recreation value					
5	5/5	1	2		5	1			5	5	19/3	0	5	5/5
Flood risk	Biodiversity	Capability Agricultu	l Waler		eritage Assets	Lands Charac Towns	cter &	1	mining risk ssments	Non-absolute constraints	Distance primal schoo	ry	Distance to secondary school	Distance to health centre or GP
5	5	5	5		5	_	·)		2	32/35	2		2	2
Distance to EAC TC/NC (P- LDP)	Distance to bus stop	to Previously developed land		Urban/rural classification	Distar key t cent	own		on and atland	Visual amenity	Landsca study		Sustainability of location	TOTAL SCORE	
5	5	5		5	2)		5	5	5		44/60	105/135	
						Rankin	g			•			·	<u> </u>
Overall Rank		12/230) Ward Rank				1/	22		Settlement Ran	<		1	/10
_		_				Stage 3	3							

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.

GA-X6	Galston			Harvest Field	d, Gal	ston ro	undab	out				
Outcome						Not al	locate	9				
Site Ref	GA-X6		Site name	Harvest Field, Ga	alston ro	oundabou	t	Se	ettlement	Galston		
Ward	6		Area (ha)	3.7		Indicative	Capacit	y 10	03	Sub HMA	K&L	
LDP1 Ref			PIP Ref	PIP24		MIR Ref				CfSI Ref		
					Stage	e 1						
Proximity t	o settlement	Się	gnificant Flood Risk	S	PA/SAC	:/SSSI		Ar	ncient/Native Wood	lland	Site capa	city
Υ	'es		No		No				No		No	
					Stage	e 2						
Meets spatial strategy	Contribution To Spatial Strategy	Programr in Housi Land Au	ng Marketability	Planning consent for housing	expr	terest essed at for Sites	tii	gth of me cated	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 Agricultu	i water	Heritage Assets	Char	dscape racter & rnscape	ri	mining isk sments	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	to Previously developed land	Urban/rural classification	key	ance to y town entres		on and tland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
5	5	1	5		2		5	2	1	39/60	76/135	
		l.	•		Ranki	ing						, ·
Overall Rank		167/23	Ward Rank			19	/22		Settlement Rank		8,	'10
					Stage	e 3						

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.

GA-X7	Galston			Maxwood Ro	ad							
Outcome					Future Hous	sing Gr	owth					
Site Ref	GA-X7	S	Site name	Maxwood Road			Set	tlement	Galston			
Ward	6	Д	Area (ha)	3.6	Indicative	Capacity	100)	Sub HMA	\	K&L	
LDP1 Ref		Р	PIP Ref		MIR Ref				CfSI Ref			
					Stage 1							
Proximity to	o settlement	Sign	nificant Flood Risk	SF	PA/SAC/SSSI		Anc	ient/Native Wood	land		Site capa	city
Y	'es		No		No			No			No	·
		•			Stage 2							
Meets spatial Contribution Programmed Marketability Planning Interest Length of Examination Site viability R											ecreation llue of site	Open space & recreation value
2	2/5	1	2	1	1	5		5	15/30		5	5/5
Flood risk	Biodiversity	Capability f Agricultur	water	Heritage Assets	Landscape Character & Townscape	Coal mii risk assessm	(Non-absolute constraints	Distance primar school	y s	istance to econdary 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 t train statio	developed	Urban/rural classification	Distance to key town centres	Carbon peatla		Visual amenity	Landsca _l study		stainability 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

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.

GA-X8	Galston				Titchfield S	treet								
Outcome							Not al	locate	9					
Site Ref	GA-X8		Site na	ame	Titchfield Stree	t			Se	ttlement	Galston			
Ward	6		Area (ha)	0.1		Indicative	Capacit	y 9		Sub HM/	Ą	K&L	
LDP1 Ref	106H		PIP Re	ef			MIR Ref				CfSI Ref		CfSI15	
						Stag	ge 1							
Proximity to	o settlement	S	ignifica	nt Flood Risk		SPA/SA			An	cient/Native Wood	dland		Site capa	city
Y	'es			Yes		No	0			No			No	·
						Stag	ge 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	exp	nterest pressed at I for Sites	ti	gth of me cated	Examination report 2016 comments	Site viab and marketab		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	Capabilit Agricult	-	Land and water contamination	Heritage Asset	s Cha	ndscape aracter & wnscape	r	mining isk sments	Non-absolute constraints	Distance primar schoo	-y	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 EAC TC/NC (P- Distance to bus Stop Distance to train station Previously developed					ke	stance to ey town centres		on and tland	Visual amenity	Landsca study		Sustainability of location	TOTAL SCORE
5	5 5 1 5						2		5	5	5		44/60	89/135
						Ran	king						· · · · · ·	·
Overall Rank		74/23	30	Ward Rank				/22		Settlement Rank	<		6/	10
						Stag	ge 3			·				

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.



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NM-X1	Newmilr	าร		Br	own Street	:										
Outcome							Not al	locate	9							
Site Ref	NM-X1		Site name	Bro	own Street				Se	ettlem	ent	Newmi	lns			
Ward	6		Area (ha)	0.5)		Indicative	Capacit	y 1	L4		Sub HN	ΛA	k	(&L	
LDP1 Ref	381M		PIP Ref				MIR Ref					CfSI Re	f			
						Stage	e 1									
Proximity t	o settlement	Si	gnificant Flood Risk		SF	A/SAC	C/SSSI		ıΑ	ncient	/Native Wood	lland		Site	capac	ity
Υ	'es		No			No					No				No	
						Stage	e 2									
Meets spatial strategy	Contribution To Spatial Strategy	Programi in Hous Land Au	ing Marketability	С	Planning consent for housing	expr	terest essed at for Sites	ti	gth of me cated	re	xamination eport 2016 comments	Site via and marketa	ı, ı	Recreat value of		Open space & recreation value
5	5/5	1	1		1		1		1		5	10/3	30	5		5/5
Flood risk	Biodiversity	Capability Agricult	Waler		ritage Assets	Cha	dscape racter & /nscape	r	mining isk sments	NO	on-absolute constraints	Distand prima scho	ary	Distance seconda school	ary	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	Previously developed land		Jrban/rural lassification	ke	ance to y town entres		on and tland		Visual amenity	Landso stud	. '	Sustainal of locat	•	TOTAL SCORE	
5	2	5		2		1		5		5	5		36/60	0	81/135	
		L	1			Rank	ing			I						·
Overall Rank		Ward Rank				13,	/22		Se	ttlement Rank				3/	3	
		_			_	Stage	e 3				_					

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.

NM-X2	Newmilr	าร			Land Adjace	nt to	12 King	Stree	t, New	milns.				
Outcome							Not al	locate	е					
Site Ref	NM-X2		Site n	ame	Land Adjacent to	12 Kir	ng Street, n	nilns.	Se	ttlement	Newmilr	าร		
Ward	6		Area ((ha)	0.1		Indicative	Capacit	y 6		Sub HM/	Ą	K&L	
LDP1 Ref			PIP Re	ef	PIP57		MIR Ref				CfSI Ref			
						Stag	e 1							
Proximity to	o settlement	Si	ignifica	nt Flood Risk	S	PA/SAG	C/SSSI		An	cient/Native Wood	dland		Site capa	city
Υ	'es			No		No)			No			No	
						Stag	ge 2							
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	Planning consent for housing	ехрі	nterest ressed at for Sites	ti	gth of ime cated	Examination report 2016 comments	Site viab and marketab		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	Capabilit Agricult	*	Land and water contamination	Heritage Assets	Cha	ndscape aracter & wnscape	r	mining risk ssments	Non-absolute constraints	Distance primar schoo	-y	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 EAC TC/NC (P- Distance to bus Distance to train station Previous develope train station					ke	tance to ey town entres		on and atland	Visual amenity	Landsca study		Sustainability of location	TOTAL SCORE
5	5 5 1 5						1		5	5	5		39/60	93/135
						Rank	king						·	·
Overall Rank		51/23	30	Ward Rank				22		Settlement Rank	<		1,	/3
_						Stag	ge 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	Newmilr	าร			Loud	oun Roa	ad										
Outcome								Not al	locate	е							
Site Ref	NM-X3		Site na	ame	Loudou	ın Road				Se	ettlemen	t	Newmiln	S			
Ward	6		Area ((ha)	0.3			Indicative	Capacit	t y 8			Sub HMA	١	K8	ιL	
LDP1 Ref	430H		PIP Re	ef			1	MIR Ref					CfSI Ref		Cf:	5140	
							Stage	1									
Proximity t	o settlement	Si	ignifica	nt Flood Risk		SF	PA/SAC/	'SSSI		Ar	ncient/Na	ative Wood	land		Site c	арас	ity
Υ	'es			No			No					No				Vo	
							Stage	2									
Meets spatial strategy	Contribution To Spatial Strategy	Program in Hous Land Au	sing	Marketability score	cons	nning ent for using	expre	erest essed at or Sites	ti	gth of ime cated	repo	nination ort 2016 nments	Site viabi and marketab	·	Recreation value of si		Open space & recreation value
5	5/5	1		1		2		5		2		5	16/30		5		5/5
Flood risk	Biodiversity	Capabilit Agricult		Land and water contamination	Heritag	ge Assets	Char	dscape acter & nscape	r	mining risk ssments	con	absolute straints	Distance primar school	/	Distance secondar school		Distance to health centre or GP
2	5	5		5		2		2		2	2	3/35	2		1		5
Distance to EAC TC/NC (P- LDP)	Distance to bus stop	Previously developed land		n/rural fication	key	ance to town ntres		on and atland	-	isual nenity	Landsca _l study	oe	Sustainabi of locatio		TOTAL SCORE		
2	5	5		2		1		5		5	5		39/60		88/135		
							Ranki	ng									·
Overall Rank		Ward Rank				11,	/22		Settle	ment Rank				2/3	3		
							Stage	3				_	_				

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.