

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

Appendix 7 (Ward 7 – Ballochmyle)

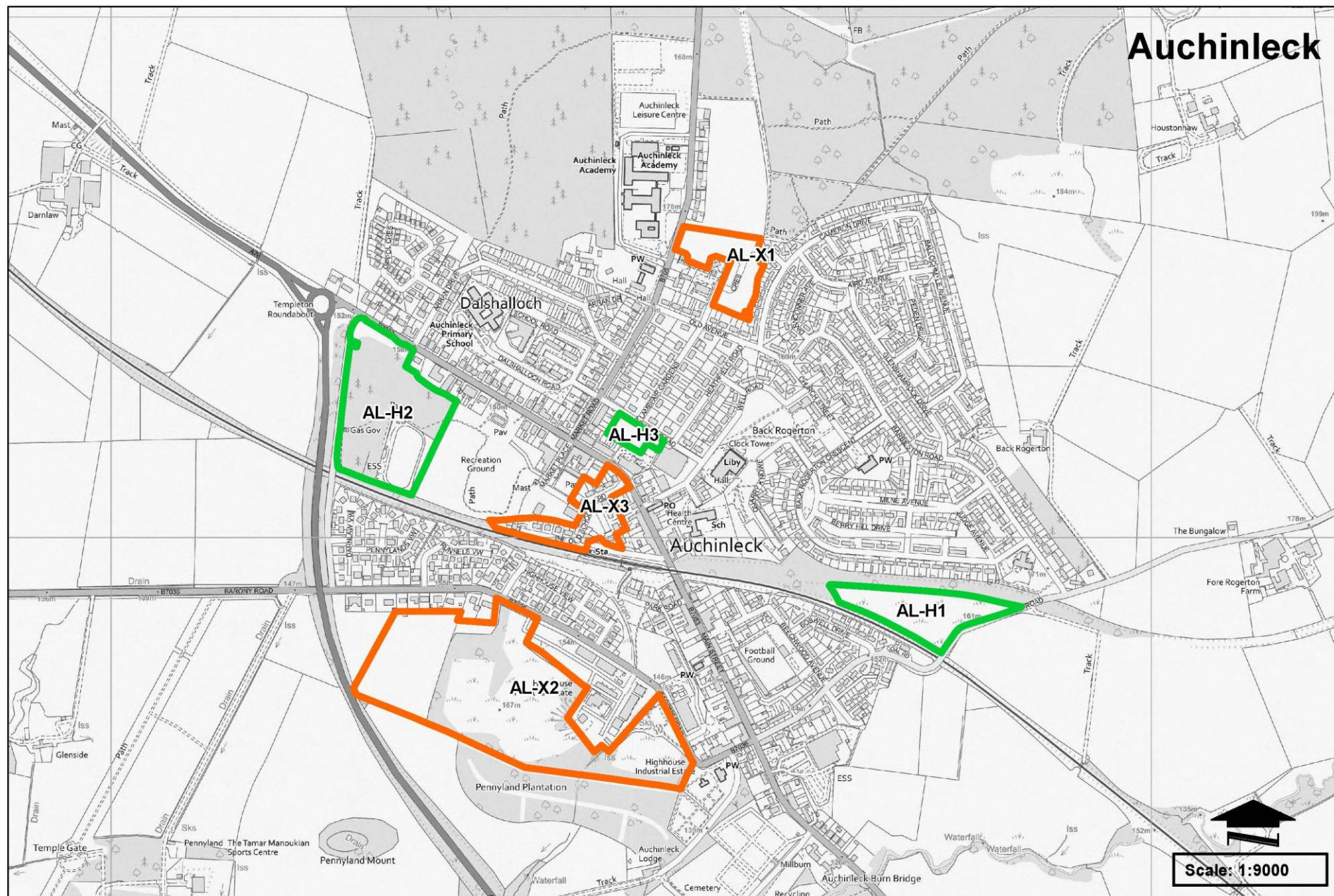
Revision 14/06/2022

Appendix 7 – Ward 7 (Ballochmyle)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
AL-H1	Auchinleck	Coal Road	Cumnock	34	71	Allocate
AL-H2		Dalsalloch Wood		63	68	Allocate
AL-X1		Hillside Crescent		34	71	Not allocate
AL-X2		Land south of Barony Road		167	56	Not allocate
AL-X3		Main Street		5	81	Not allocate
AL-H3		School Road		8	79	Allocate
CA-X1		Catrine		Ballochmyle View	220	50
CA-X2	Bridge Street			106	62	Not allocate
CA-H1	John Street (E)			68	67	Allocate
CA-H2	John Street (W)			68	67	Allocate
CA-H3	Mill Street			82	65	Allocate
CA-X3	Newton Terrace			51	69	Not allocate
CA-H4	Shawwood Farm			158	57	Allocate
CB-X1	Cronberry			Riverside Gardens	140	59
LL-X1	Lugar & Logan	Peesweep Brae		127	62	Not allocate
LL-X2		Muirkirk Road		227	48	Not allocate
MA-X1	Mauchline	Area 2 (S Catrine Rd)		140	59	Not allocate
MA-X2		Area 3 (N Catrine Rd)		112	61	Not allocate
MA-X3		Area 4 (N PS)		68	67	Not allocate
MA-X4		Barskimming Road		9	79	Not allocate
MA-X5		Bogwood Farm, Ayr Road		167	56	Not allocate
MA-X6		Kilmarnock Road		147	58	Not allocate
MA-X7		K/K Road, Land W of Mauchline		182	55	Not allocate
MA-X8		Land SW of Kilmarnock Road	158	57	Not allocate	
MA-X9		Netherplace quadrant	182	55	Not allocate	
MA-H1		Sorn Road	68	67	Allocate	
MA-H2		Station Road (N)	95	64	Allocate	
MA-H3		Station Road (S)	167	56	Allocate	
MK-X1		Muirkirk	Fmr Nursery School, Main Street	68	67	Not allocate
MK-X2			Furnace Rd. Industrial Site	167	56	Not allocate
MK-X3			Muirkirk Bing Site	140	59	Not allocate
MK-H1	Smallburn Road		158	57	Allocate	
MK-H2	Wellwood Street		103	63	Allocate	
RU-X1	Rural		Ballochmyle Hospital	91	64	Not allocate
SO-X1	Sorn	Catrine Road	220	50	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. An asterisk * has been added where a correction to scoring has been made in the tables below.

Auchinleck



Scale: 1:9000

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AL-H1	Auchinleck			Coal Road						
Outcome	Allocate									
Site Ref	AL-H1	Site name	Coal Road				Settlement	Auchinleck		
Ward	7	Area (ha)	2.1	Indicative Capacity	56	Sub HMA	Cumnock			
LDP1 Ref	400H	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	1	5	1	2	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	2	26/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	5	1	5	5	5	5	2	41/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		4/35		Settlement Rank		3/6	
Stage 3										
The site in question is included in the East Ayrshire Strategic Housing Investment Plan 2021-2026 and is anticipated to be completed by August 2024. Development of the site would therefore take place within the timespan of LDP2 and was considered to be effective on that basis. It was therefore considered to be appropriate to allocate the site in LDP2.										

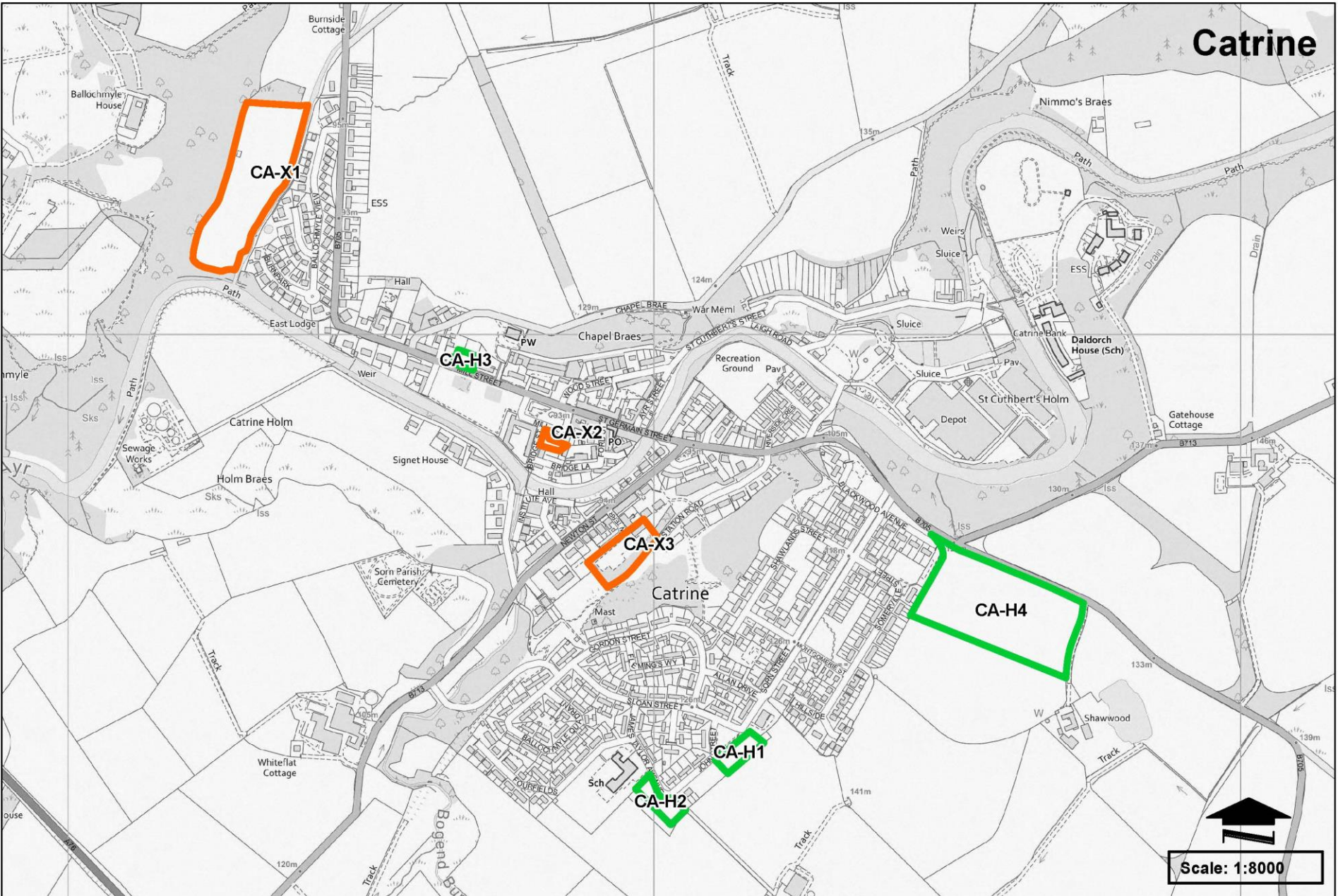
AL-H2	Auchinleck		Dalsalloch Wood							
Outcome	Allocate									
Site Ref	AL-H2	Site name	Dalsalloch Wood				Settlement	Auchinleck		
Ward	7	Area (ha)	4.8	Indicative Capacity	106	Sub HMA	Cumnock			
LDP1 Ref	242H	PIP Ref		MIR Ref	281MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant 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	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	2	2	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
5	5	5	5	5	5	5	2	5	47/60	92/135
Ranking										
Overall Rank		63/230	Ward Rank		7/35		Settlement Rank		5/6	
Stage 3										
<p>The site is located within close proximity to a range of local services and facilities and to a greater degree than any other proposed site in Auchinleck. A substantial area of woodland can be found on site, which has limited overall capacity, and a noise impact assessment would be required to be carried out by a developer due to the site's close proximity to a main road and railway line. In a consultation response, SEPA has indicated that an area of surface water would require to be addressed. Nevertheless, it was anticipated during the site assessment process that appropriate mitigation measures could be put in place. Interest in the site has been expressed through a pre-application consultation (21/0004/PREAPP) for the development of 90 to 100 houses. It was therefore considered appropriate to allocate the site in LDP2.</p>										

AL-X1	Auchinleck			Hillside Crescent						
Outcome	Not allocate									
Site Ref	AL-X1	Site name	Hillside Crescent				Settlement	Auchinleck		
Ward	7	Area (ha)	1.5	Indicative Capacity	30	Sub HMA	Cumnock			
LDP1 Ref	243H	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	2	5	5	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	5	2	5	5	5	5	5	47/60	96/135
Ranking										
Overall Rank		34/230	Ward Rank		4/35	Settlement Rank			3/6	
Stage 3										
<p>Housing formerly on the site in question was demolished some years ago and the site has since then remained undeveloped, with road infrastructure and lighting still in place. The site has been allocated in two successive Plans (2010 LP and 2017 LDP), however there has been no developer interest in the site during that time. It was therefore considered that the site should not be carried forward to LDP2 but that the land will be retained within the settlement boundary. The principle of residential development would therefore remain within the section of the site remaining as 'white land' within the settlement boundary subject to any proposal complying with all relevant LDP2 policy requirements.</p>										

AL-X2	Auchinleck			Land S of Barony Road						
Outcome	Not allocate									
Site Ref	AL-X2	Site name	Land south of Barony Road			Settlement	Auchinleck			
Ward	7	Area (ha)	2.8	Indicative Capacity	78	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP1	MIR Ref	15MIR	CfSI Ref	CfSI5			
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	1	14/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	2	20/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	1	5	5	5	2	2	35/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		27/35		Settlement Rank		6/6	
Stage 3										
<p>Interest in the development of the site was expressed as part of the call for sites exercise and the proposal suggested the development of 35-40 units within a field at the north-western portion of the site. Development would not result in any impact on adjacent safeguarded open space and it was proposed that parking would be created to improve access the bing/spoil tip for recreational purposes. Although the area is located within the Dumfries House Garden and Designed Landscape, HES in a consultation response recommended mitigation in the form of planting around the site to reduce the visual impact of the development. Nevertheless, the site is subject to a number of weaknesses from a development perspective. The site is located to the rear of the Highhouse industrial estate, as well as properties located on Barony Road and the site is therefore somewhat isolated compared to other potential sites in Auchinleck. With regard to the proposed allocation of three other sites in Auchinleck (AL-H1, AL-H2 and AL-H3) it was not considered necessary to allocate the site for residential development as part of LDP2.</p>										

AL-X3	Auchinleck		Main Street							
Outcome	Not allocate									
Site Ref	AL-X3	Site name	Main Street				Settlement	Auchinleck		
Ward	7	Area (ha)	1.7	Indicative Capacity	46	Sub HMA	Cumnock			
LDP1 Ref	378M	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	1	5	1	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	5	5	1	5	5	2	28/35	2	2	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	5	5	5	5	5	5	5	54/60	110/135
Ranking										
Overall Rank		5/230	Ward Rank		1/35	Settlement Rank			1/6	
Stage 3										
The site was under development at the time of the site assessment process and was anticipated in the 2020 Housing Land Audit to be built out prior to the adoption of LDP2. On that basis it was considered appropriate to exclude it from being an allocated site.										

AL-H3	Auchinleck		School Road							
Outcome	Allocate									
Site Ref	AL-H3	Site name	School Road				Settlement	Auchinleck		
Ward	7	Area (ha)	0.4	Indicative Capacity	10	Sub HMA	Cumnock			
LDP1 Ref	379M	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	2	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	5	5	2	32/35	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
5	5	5	5	5	5	5	5	5	53/60	107/135
Ranking										
Overall Rank		8/230	Ward Rank			2/35	Settlement Rank			2/6
Stage 3										
<p>The site in question is located close to Auchinleck town centre and within walking distance of a range of services and facilities. Although there had been no developer interest prior to the time of the site assessment, the site is relatively free of any constraints, comprises of brownfield land and was considered to be a sustainable location for residential development. The site had been allocated as a miscellaneous site in LDP1, however, given the intended concentration of footfall-generating uses within the Auchinleck town centre area as pursued in the Proposed LDP2, It was considered appropriate to allocate the site in LDP2 for exclusively residential uses.</p>										



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CA-X1	Catrine		Ballochmyle View								
Outcome	Not allocate										
Site Ref	CA-X1	Site name	Ballochmyle View				Settlement	Catrine			
Ward	7	Area (ha)	2.7	Indicative Capacity	75	Sub HMA	Cumnock				
LDP1 Ref		PIP Ref	PIP5	MIR Ref	121MIR	CfSI Ref	CfSI21				
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	1	2	5	2	2	2	16/35	2	1	2	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
2	5	1	1	2	2	5	2	1	26/60	67/135	
Ranking											
Overall Rank		220/230	Ward Rank		33/35		Settlement Rank		7/7		
Stage 3											
<p>The site in question was proposed as part of the call for sites. Despite such interest being expressed, the site presents a number of weaknesses compared to other sites in Catrine and the wider Cumnock Sub Housing Market Area. The Scottish Wildlife Trust in a consultation response stated that residential development on the site would adversely impact the waters of the Burn O'Need and would encroach on land surrounding Ballochmyle House and the River Ayr: Damhead to Nether Heilar Local Nature Conservation Site. Woodland Trust Scotland recommended a buffer between ancient woodland to the rear of the site and any development. Access to the site would require the construction of a bridge over the Burn O'Need and approximately one third of the site is liable to fluvial flooding from that river. The site is located to the rear of existing built development and access would not be gained from an existing main road. On the basis of the constraints present and the more developable nature of other preferable sites in the settlement, it was not considered appropriate to allocate the site.</p>											

CA-X2	Catrine		Bridge Street							
Outcome	Not allocate									
Site Ref	CA-X2	Site name	Bridge Street				Settlement	Catrine		
Ward	7	Area (ha)	0.1	Indicative Capacity	5	Sub HMA	Cumnock			
LDP1 Ref	377M	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	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
2	5	5	5	2	2	2	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
5	5	1	5	2	2	5	5	5	40/60	84/135
Ranking										
Overall Rank		106/230	Ward Rank		17/35		Settlement Rank		5/7	
Stage 3										
<p>The site in question is located within the Catrine town centre area and was identified in LDP1 as a miscellaneous site allocated for development of residential units or footfall generating uses. Such uses are already considered acceptable within a town centre location and it was debated whether allocation of the site might not be necessary. SEPA in a consultation response indicated that a substantial proportion of the surrounding area lies within the flood risk envelope. Nevertheless, interest was subsequently expressed through the Member Officer Working Group (MOWG) process in either retaining the site for miscellaneous use or allocating is exclusively for residential use. It was therefore considered appropriate not to allocate the site exclusively for residential uses but to retain the site in LDP2 as a miscellaneous opportunity.</p>										

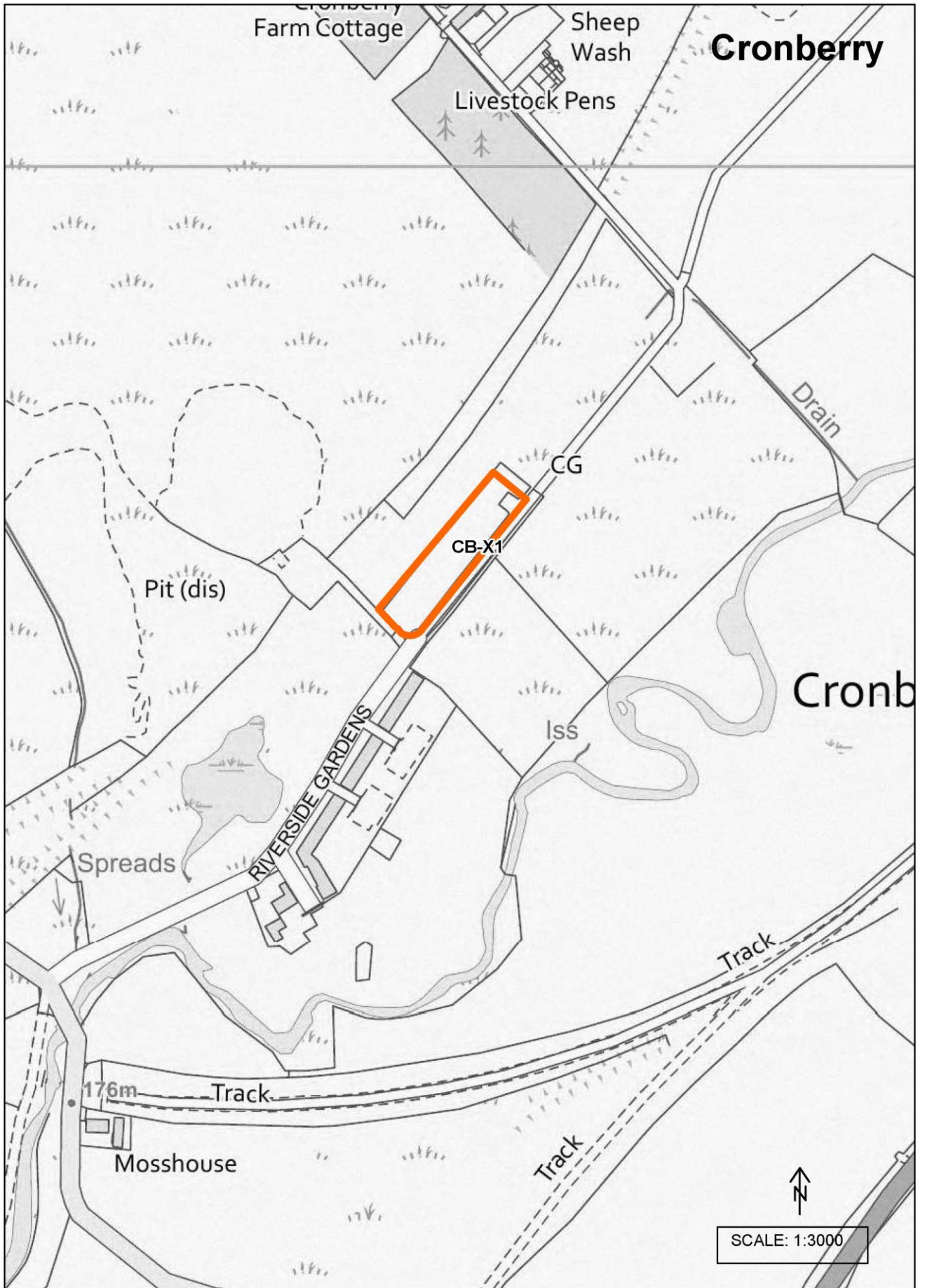
CA-H1	Catrine		John Street (E)							
Outcome	Allocate									
Site Ref	CA-H1	Site name	John Street (E)				Settlement	Catrine		
Ward	7	Area (ha)	0.3	Indicative Capacity	9	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		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	5	1	5	1	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	5	5	5	5	5	2	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
2	2	1	1	2	2	5	5	5	33/60	90/135
Ranking										
Overall Rank		68/230	Ward Rank		8/35		Settlement Rank		2/7	
Stage 3										
<p>The site has been allocated over a period of around twenty years, however, development of nine units within the currently allocated site was underway at the time of site assessment. Given this interest and the lack of constraints that apply to the site, it was considered appropriate to continue to allocate the site for residential uses. The site in question forms one of two sites that previously formed part of a wider allocation 011H that has been subdivided, with the portion to which a consent applies having been removed.</p>										

CA-H2	Catrine		John Street (W)							
Outcome	Allocate									
Site Ref	CA-H2	Site name	John Street (W)				Settlement	Catrine		
Ward	7	Area (ha)	0.4	Indicative Capacity	14	Sub HMA	Cumnock			
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	5	1	5	1	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	5	5	5	5	5	2	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
2	2	1	1	2	2	5	5	5	33/60	90/135
Ranking										
Overall Rank		68/230	Ward Rank		8/35		Settlement Rank		2/7	
Stage 3										
The site has been allocated over a period of more than twenty years, however, development of nine units within the currently allocated site was underway at the time of site assessment. Given this interest and the lack of constraints that apply to the site, it was considered appropriate to continue to allocate the site for residential uses. The site in question forms one of two sites that previously formed part of a wider allocation 011H that has been subdivided, with the portion to which a consent applies having been removed.										

CA-H3		Catrine		Mill Street						
Outcome		Allocate								
Site Ref	CA-H3	Site name	Mill Street				Settlement	Catrine		
Ward	7	Area (ha)	0.1	Indicative Capacity	5	Sub HMA	Cumnock			
LDP1 Ref	251H	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	1	2	1	1	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	5	2	2	2	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
5	5	1	5	2	2	5	5	5	40/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		13/35		Settlement Rank		4/7	
Stage 3										
An application for the development of this site was received but was subsequently refused before the start of the site assessment process. Nevertheless, it was anticipated that any development of the site would take place after the adoption of LDP2 in mid-2023 and, given that the site has been demonstrated to be of interest for development, it was considered prudent to include it in LDP2.										

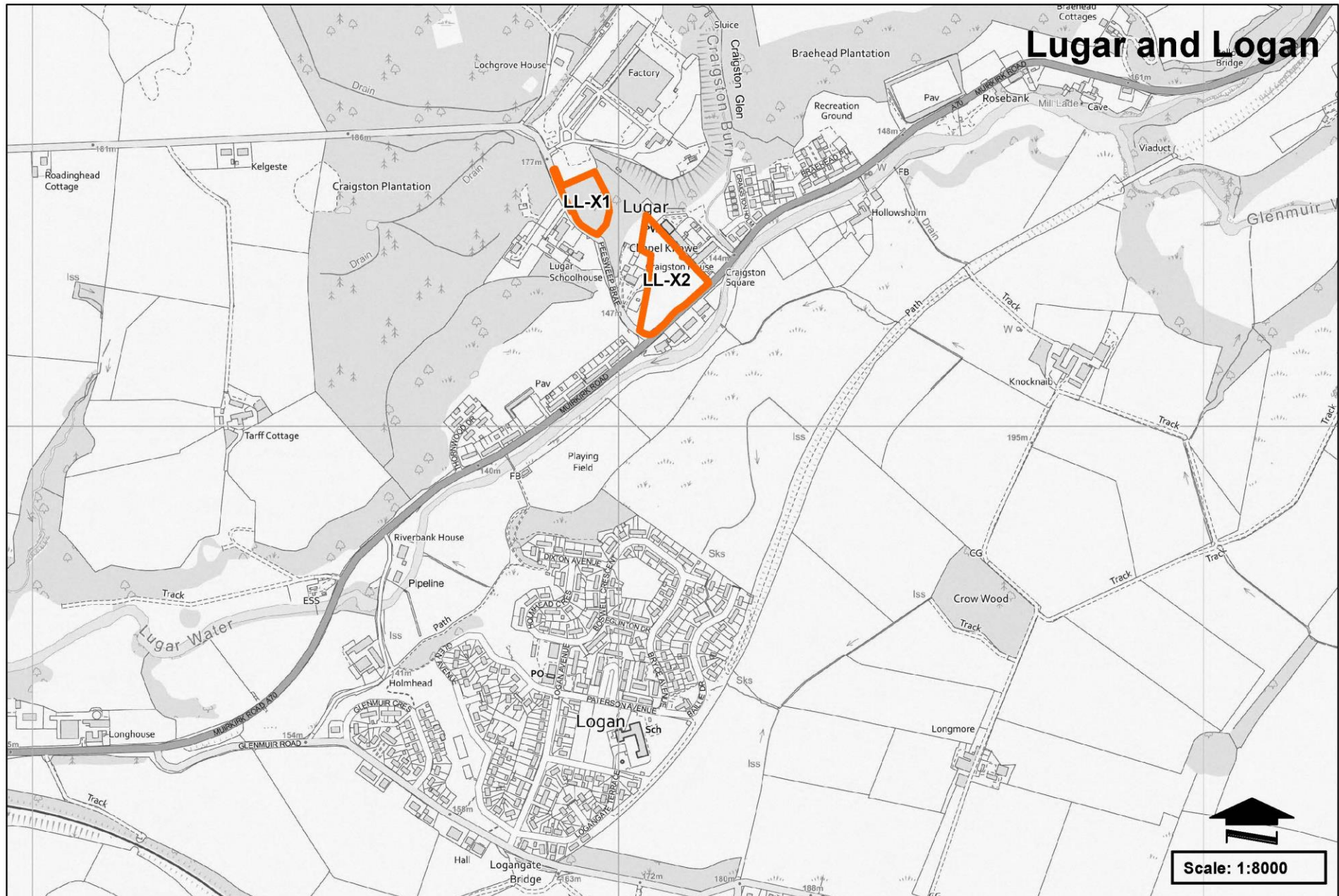
CA-X3	Catrine		Newton Terrace							
Outcome	Not allocate									
Site Ref	CA-X3	Site name	Newton Terrace				Settlement	Catrine		
Ward	7	Area (ha)	0.3	Indicative Capacity	9	Sub HMA	Cumnock			
LDP1 Ref	380M	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		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	2	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	1	2	5	2	25/35	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
5	5	1	5	2	2	5	5	5	43/60	93/135
Ranking										
Overall Rank		51/230	Ward Rank			6/35	Settlement Rank		1/7	
Stage 3										
An application for the development of this site was received and a dwelling was under construction at the time of the site assessment process. Nevertheless, it was considered that further development of the remainder of the site may constitute 'backland' development and would not be of such a scale as to warrant allocation in the Plan. On that basis, it was considered appropriate to deallocate the site and not allocate it in LDP2.										

CA-H4	Catrine		Shawwood Farm								
Outcome	Allocate										
Site Ref	CA-H4	Site name	Shawwood Farm				Settlement	Catrine			
Ward	7	Area (ha)	3.6	Indicative Capacity	80	Sub HMA	Cumnock				
LDP1 Ref	247H	PIP Ref		MIR Ref	109MIR	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	1	5	14/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
5	2	2	5	5	5	2	26/35	2	1	2	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
2	5	1	1	2	2	5	5	2	30/60	77/135	
Ranking											
Overall Rank		158/230	Ward Rank		24/35		Settlement Rank		6/7		
Stage 3											
<p>The site has been allocated since 2010 with no application for development having been received. Nevertheless, interest in development was expressed through the call for sites process and, particularly when compared to the Ballochmyle View site (CA-X1) in the north of the settlement, few constraints apply to the site. The site is within a reasonable distance to the services in the centre of Catrine and is located on the edge of an existing residential area of the town. Whilst the north-west section of the site is part of the SNH woodland network, appropriate mitigation measures could be considered to reduce any impacts of the woodland. Interest in developing the site was indicated through the call for sites process by a local developer. It was therefore considered prudent to retain the site and allocate it for residential uses in LDP2.</p>											



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CB-X1	Cronberry		Riverside Gardens								
Outcome	Not allocate										
Site Ref	CB-X1	Site name	Riverside Gardens				Settlement	Cronberry			
Ward	7	Area (ha)	0.3	Indicative Capacity	9	Sub HMA	Cumnock				
LDP1 Ref	255H	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	1	5	1	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	
2	5	2	5	5	5	1	25/35	1	1	1	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
1	1	1	2	1	2	5	5	5	26/60	79/135	
Ranking											
Overall Rank		140/230	Ward Rank		20/35	Settlement Rank		1/1			
Stage 3											
Consent for development on the site had been obtained at the time of site assessment and it was anticipated that it would be built out prior to the adoption of LDP2. On that basis it was considered appropriate not to allocate the site in LDP2. The site in question will remain within the Cronberry settlement boundary.											

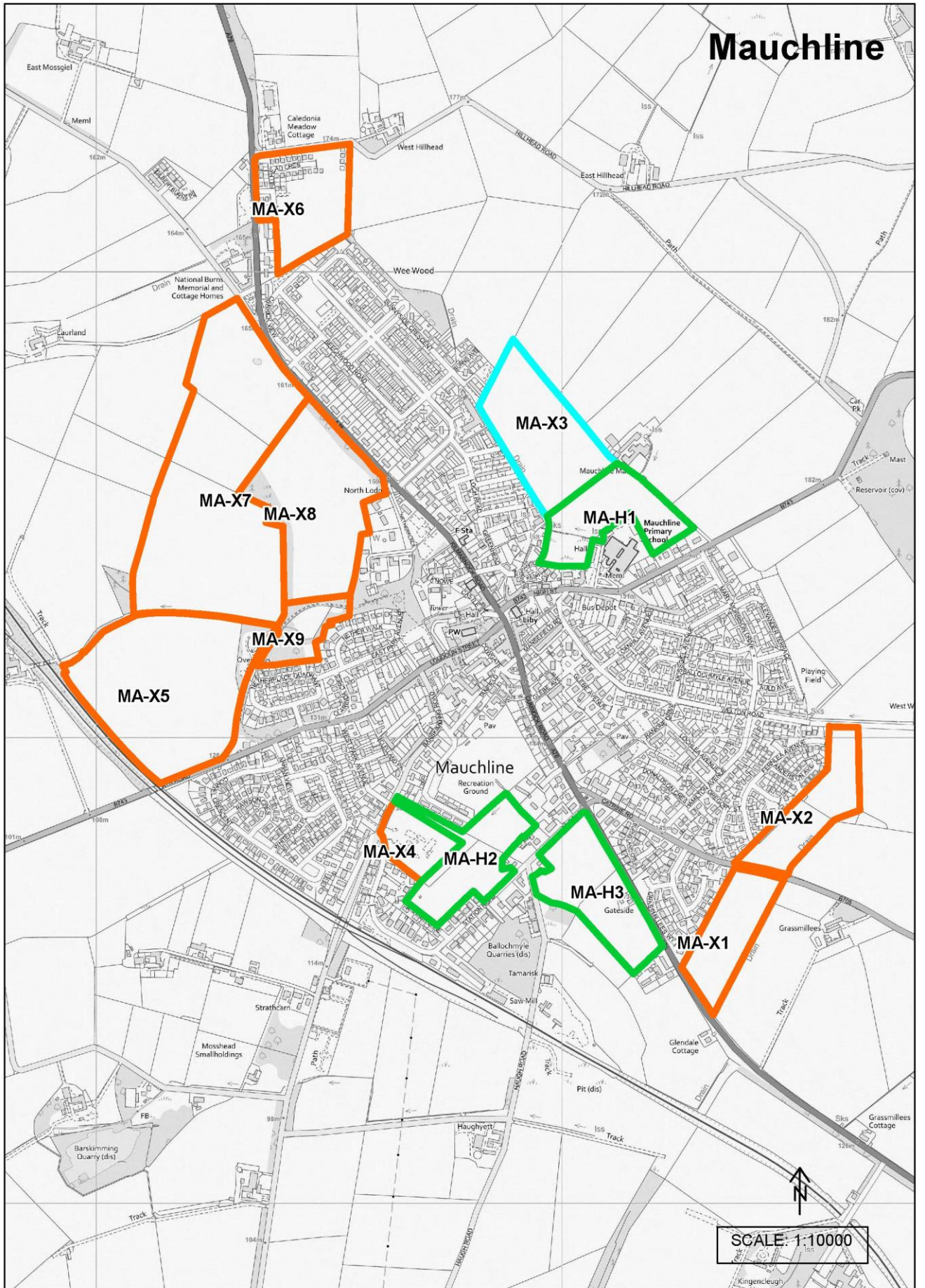


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LL-X1	Lugar & Logan		Land Opposite Craigston Cottage, Peesweep Brae							
Outcome	Not allocate									
Site Ref	LL-X1	Site name	Land Opp Craigston Cottage, Peesweep Brae		Settlement	Lugar & Logan				
Ward	7	Area (ha)	0.5	Indicative Capacity	13	Sub HMA	Cumnock			
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	5	1	5	1	5	1*	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	1	2	2	1	18/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	1	5	5	2	5	34/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		19/35		Settlement Rank		1/2	
Stage 3										
An application for the development of the site for residential uses was approved in 2020. However, when consulted the Development Management service expressed some uncertainty as to whether the site would deliver homes. It was therefore considered appropriate to retain the site within the Lugar & Logan settlement boundary and the principle of residential development will remain subject to assessment against the policies of LDP2.										

*Amendment to 'Examination report 2016 comments'

LL-X2	Lugar & Logan			Muirkirk Road						
Outcome	Not allocate									
Site Ref	LL-X2	Site name	Muirkirk Road				Settlement	Lugar & Logan		
Ward	7	Area (ha)	1.2	Indicative Capacity	30	Sub HMA	Cumnock			
LDP1 Ref	424H	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	5	1	2	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	1	2	2	2	13/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	1	5	5	5	2	30/60	65/135
Ranking										
Overall Rank		227/230	Ward Rank			20/35		Settlement Rank		2/2
Stage 3										
The site had received consent for development prior to the start of the site assessment process and through consultation with the Development Management team it was anticipated that any completions would likely take place prior to the adoption of LDP2. On that basis it was not considered necessary to allocate the site.										



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MA-X1	Mauchline		Area 2 (S Catrine Rd)							
Outcome	Not allocate									
Site Ref	MA-X1	Site name	Area 2 (S Catrine Rd)				Settlement	Mauchline		
Ward	7	Area (ha)	3.1	Indicative Capacity	86	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref	170MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	2	2	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	1	5	1	1	27/60	79/135
Ranking										
Overall Rank		140/230	Ward Rank		20/35		Settlement Rank		6/12	
Stage 3										
<p>Scottish Water when consulted advised that a surface water pipe runs through the middle of the site in question, east to west and a trunk main and an abandoned trunk main runs along the south site boundary. They requested that any developer should approach them to discuss whether the sewer can be diverted, otherwise its location might affect the layout of the site. Interest in allocation of the site was expressed through the call for sites process. However, whilst a landscape impact assessment commissioned by the Council indicated that there would be limited potential to develop the southernmost portion of site, development of the site was considered to have more of an adverse landscape impact than other nearby promoted sites. On that basis and when considering the site in the context of other preferable proposed or existing LDP1 allocations, it was not considered necessary to allocate the site.</p>										

MA-X2	Mauchline		Area 3 (N Catrine Rd)							
Outcome	Not allocate									
Site Ref	MA-X2	Site name	Area 3 (N Catrine Rd)				Settlement	Mauchline		
Ward	7	Area (ha)	3.2	Indicative Capacity	89	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref	170MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	2	2	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	1	5	5	1	31/60	83/135
Ranking										
Overall Rank		112/230	Ward Rank		18/35		Settlement Rank		5/12	
Stage 3										
Interest in allocation of the site was expressed through the call for sites process. However, whilst a landscape impact assessment commissioned by the Council indicated that there would be limited potential to develop the northernmost portion of site, development of the site was considered to have more of an adverse landscape impact than other nearby promoted sites. On that basis and when considering the site in the context of other preferable proposed or existing LDP1 allocations, it was not considered necessary to allocate the site.										

MA-X3	Mauchline		Area 4 (N PS)								
Outcome	Future Housing Growth										
Site Ref	MA-X3	Site name	Area 4 (N PS)				Settlement	Mauchline			
Ward	7	Area (ha)	5.1	Indicative Capacity	142	Sub HMA	Cumnock				
LDP1 Ref		PIP Ref		MIR Ref	170MIR	CfSI Ref					
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity			
Yes		No		No		No		No			
Stage 2											
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value	
2	2/5	1	2	1	5	5	5	19/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
5	5	2	5	2	2	2	23/35	5	1	5	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
5	5	1	1	5	1	5	2	5	41/60	90/135	
Ranking											
Overall Rank		68/230	Ward Rank		8/35	Settlement Rank		2/12			
Stage 3											
<p>Whilst the site is relatively free from constraints and is located close to existing services, thereby achieving a relatively high score when assessed against the criteria above, it was considered that development should during the LDP2 Plan period be limited to the area of MA-H1. It is intended that doing so would reduce any impact on vehicular movements at the cross in the centre of Mauchline. It was therefore considered appropriate not to allocate the site as part of LDP2, but to reconsider it for allocation subject to further discussion as part of LDP3. It has therefore been identified as a Future Housing Growth site.</p>											

MA-X4	Mauchline		Barskimming Road								
Outcome	Not allocate										
Site Ref	MA-X4	Site name	Barskimming Road				Settlement	Mauchline			
Ward	7	Area (ha)	1.6	Indicative Capacity	44	Sub HMA	Cumnock				
LDP1 Ref	363H	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	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	
5	5	1	5	5	1	5	5	5	42/60	106/135	
Ranking											
Overall Rank		9/230	Ward Rank		3/35		Settlement Rank		1/12		
Stage 3											
The site had received consent for development prior to the site assessment process and it was anticipated in the 2020 Housing Land Audit that all house completions would likely take place prior to the adoption of LDP2. On that basis it was not considered necessary to allocate the site.											

MA-X5	Mauchline		Housing field, Bogwood Farm, Ayr Road							
Outcome	Not allocate									
Site Ref	MA-X5	Site name	Housing field, Bogwood Farm, Ayr Road			Settlement	Mauchline			
Ward	7	Area (ha)	10.5	Indicative Capacity	292	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP50	MIR Ref		CfSI Ref	CfSI41			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	1	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	2	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
5	5	1	1	5	1	5	1	2	31/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		27/35		Settlement Rank		9/12	
Stage 3										
<p>Interest in allocation of the site was expressed through the call for sites process. Whilst a landscape study commissioned by the Council indicates that the area in question constitutes an areas of medium to low landscape sensitivity to development, the site is considered to have more of a landscape impact and impact on traffic movements within the settlement relative to other nearby promoted sites. In a consultation response, Transport Scotland advised that the development of the site would represent a significant scale of development for the local area and that development would have the potential to impact on the operation of the trunk road network at the A76(T)/Ayr Road traffic signalised junction and at the A76(T)/site access junction. They also stated that although the site is located within the 30mph section of the trunk road, any proposals for the formation of a new junction with the A76(T) would require to be agreed with Transport Scotland prior to any future planning application. It is understood that the potential to introduce a road through the site to link Kilmarnock Road and Ayr Road was discussed in the past, however, the aforementioned landscape impact nevertheless precludes development in the area. On that basis it was not considered appropriate to allocate the site in LDP2.</p>										

MA-X6	Mauchline		Kilmarnock Road							
Outcome	Not allocate									
Site Ref	MA-X6	Site name	Kilmarnock Road				Settlement	Mauchline		
Ward	7	Area (ha)	4.1	Indicative Capacity	114	Sub HMA	Cumnock			
LDP1 Ref	425H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	5	2	5	1	2	5	20/30	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	2	19/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	1	5	5	2	32/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		23/35		Settlement Rank		7/12	
Stage 3										
The site had received consent for development prior to the site assessment process and it was anticipated in the 2020 Housing Land Audit that all house completions would likely take place prior to the adoption of LDP2. On that basis it was not considered necessary to allocate the site.										

MA-X7	Mauchline		Kilmarnock Road, Land to the W of Mauchline							
Outcome	Not allocate									
Site Ref	MA-X7	Site name	Kilmarnock Road, Land to W of Mauchline		Settlement	Mauchline				
Ward	7	Area (ha)	23.0	Indicative Capacity	641	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP49	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	2	5	5	16/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	2	20/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	5	1	5	1	2	31/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank		31/35		Settlement Rank		11/12	
Stage 3										
<p>Interest in allocation of the site was expressed through the call for sites process. Whilst a landscape study commissioned by the Council indicates that the easternmost part of the area in question constitutes an area of medium to low landscape sensitivity to development, the site is considered to have more of a landscape impact than other nearby promoted sites. The area to the west of Mauchline is of particularly high scenic value as the land slopes away to the south-west and it was considered that development in the area would significantly adversely affect such a setting. In a consultation response, Transport Scotland advised that the development of the site would represent a significant scale of development for the local area and that development would have the potential to impact on the operation of the trunk road network at the A76(T)/Ayr Road traffic signalised junction and at the A76(T)/site access junction. They also stated that although the site is located within the 30mph section of the trunk road, any proposals for the formation of a new junction with the A76(T) would require to be agreed with Transport Scotland prior to any future planning application. It is understood that the potential to introduce a road through the site to link Kilmarnock Road and Ayr Road was discussed in the past, however, the aforementioned landscape impact nevertheless precludes development in the area. On that basis it was not considered appropriate to allocate the site in LDP2.</p>										

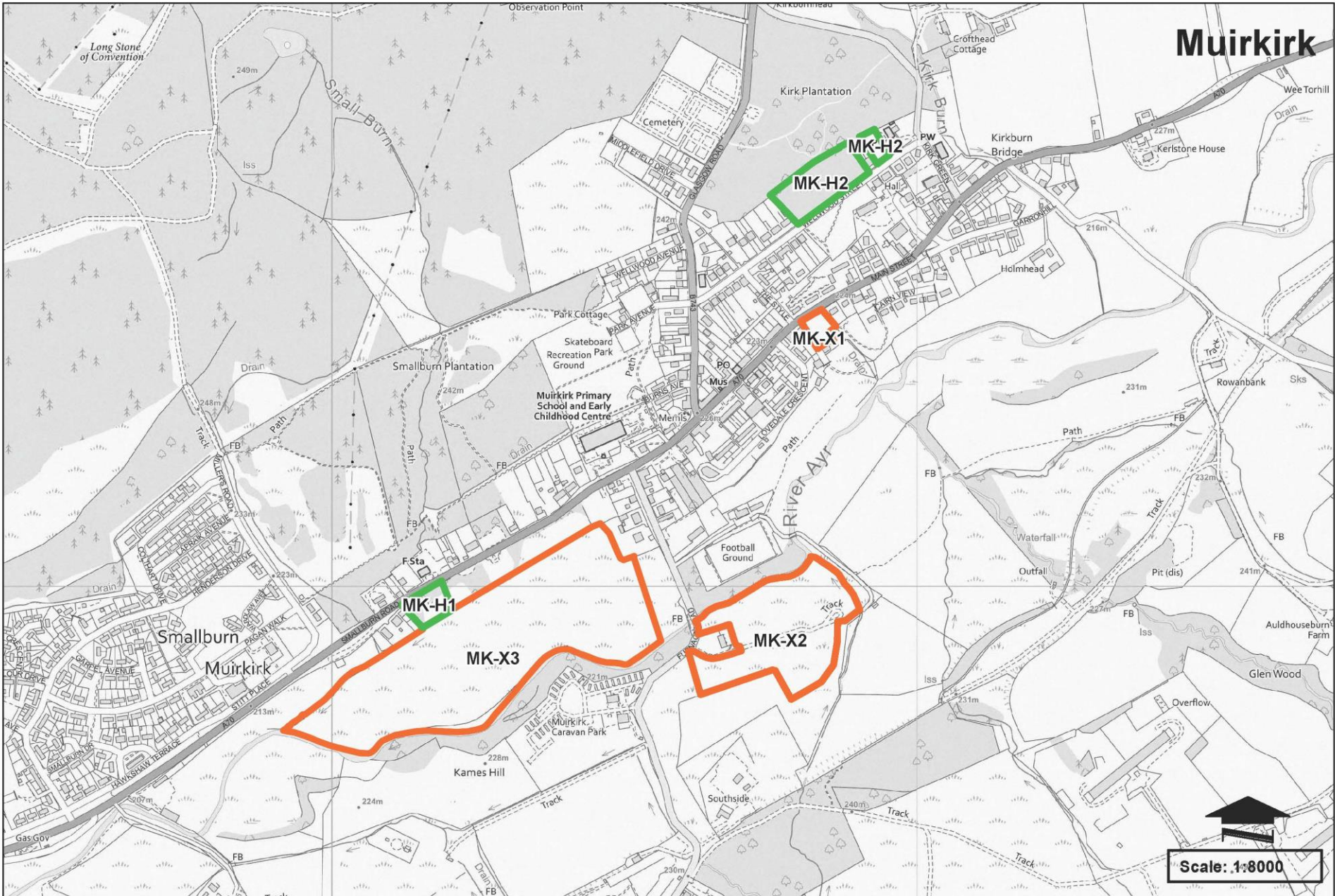
MA-X8	Mauchline		Land SW of Kilmarnock Road							
Outcome	Not allocate									
Site Ref	MA-X8	Site name	Land Southwest of Kilmarnock Road			Settlement	Mauchline			
Ward	7	Area (ha)	7.6	Indicative Capacity	210	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref	66MIR	CfSI Ref	CfSI2			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	2	20/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	5	1	5	1	2	31/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		24/35		Settlement Rank		8/12	
Stage 3										
<p>Scottish Water in a consultation response advised that there is a combined sewer running diagonally from the north west to the mid-point on the west site that then continues south, inside the site boundary. They stated that any developer should contact them to discuss whether the asset can be diverted, otherwise its location may affect the layout of the site. Whilst a landscape study commissioned by the Council indicates that the easternmost part of the area in question constitutes an areas or medium to low landscape sensitivity to development, the site is considered to have more of a landscape impact than other nearby promoted sites, albeit less so than the larger MA-X7 that encompasses the same geographic area. The area to the west of Mauchline is of particularly high scenic value as the land slopes away to the south-west and it was considered that development in the area would significantly adversely affect such a setting. NatureScot stated that development on site would constitute a significant extension to the urban setting of Mauchline. On that basis it was not considered appropriate to allocate the site in LDP2.</p>										

MA-X9	Mauchline			Netherplace Quadrant						
Outcome	Not allocate									
Site Ref	MA-X9	Site name	Netherplace Quadrant				Settlement	Mauchline		
Ward	7	Area (ha)	1.6	Indicative Capacity	44	Sub HMA	Cumnock			
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	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	1	2	5	2	2	2	19/35	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	2	5	36/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank			31/35	Settlement Rank			11/12
Stage 3										
The refusal of permission for the development of homes on site as a consequence of a range of natural constraints indicated that allocation as a residential site in LDP2 would not be appropriate. Indeed, the area in question is the location of a significant number of trees that are subject to Tree Preservation Orders (TPO) and the site has consequently been removed from the settlement boundary in the Proposed LDP2 so as to prevent development.										

MA-H1	Mauchline			Sorn Road						
Outcome	Allocate									
Site Ref	MA-H1	Site name	Sorn Road				Settlement	Mauchline		
Ward	7	Area (ha)	3.5	Indicative Capacity	92	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref	170MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	2	2	2	23/35	5	1	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	5	1	5	2	5	41/60	90/135
Ranking										
Overall Rank		68/230	Ward Rank		8/35		Settlement Rank		2/12	
Stage 3										
<p>The allocation as proposed is a reduced version of the larger proposal that also encompassed area MA-X3 to the north. It was considered to have less of a landscape impact than other promoted sites within Mauchline and is close to a range of services and facilities in Mauchline town centre. A landscape impact study commissioned by the Council indicated that the area, alongside MA-X3, was an area of lower landscape sensitivity, the development of which may be beneficial to the wider settlement and urban fabric. Whilst it was considered that development may have some impact on road capacity at the cross in the centre of Mauchline, such an impact may be mitigated through appropriate intervention. As part of a consultation response, NatureScot recommended a masterplan approach to developing the site to ensure that development would be cohesive with existing and proposed development. They stated that there are opportunities to deliver blue-green infrastructure onsite, for example in the pocket to the west of the primary school to provide multiple benefits for the community and that a network of paths should also be provided including access to the primary school. On that basis it was considered appropriate to allocate the site in LDP2 and to identify MA-X3 to the north as a future housing growth area.</p>										

MA-H2	Mauchline			Station Road (N)						
Outcome	Allocate									
Site Ref	MA-H2	Site name	Station Road (N)				Settlement	Mauchline		
Ward	7	Area (ha)	3.4	Indicative Capacity	95	Sub HMA	Cumnock			
LDP1 Ref	335H	PIP Ref		MIR Ref	170MIR	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	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	2	5	26/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	1	1	5	1	5	5	5	35/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank		15/35		Settlement Rank		4/12	
Stage 3										
Interest in the development of the site was expressed through the pre-application advice process and prior to the start of the site assessment process and the site was promoted as part of the call for sites. Given the location of the site and the nature of the site within the settlement itself, as well as long term interest in its development, it was considered appropriate to allocate it in LDP2.										

MA-H3	Mauchline			Station Road (S)						
Outcome	Allocate									
Site Ref	MA-H3	Site name	Station Road (S)				Settlement	Mauchline		
Ward	7	Area (ha)	4.2	Indicative Capacity	105	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref		MIR Ref	170MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	2	1	5	5	5	19/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	1	5	2	2	19/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	5	1	5	2	1	31/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		27/35		Settlement Rank		9/12	
Stage 3										
<p>The site in question was submitted alongside MA-X1, MA-X2 and MA-X3. Scottish Water in a consultation response advised that a foul sewer runs through the middle of the site, east to west and that any developer would require to discuss with them whether the sewer can be diverted, otherwise its location may affect the layout of the site. Nevertheless, whilst a landscape study commissioned by the Council stated that the site fell within an area of what it proposed could constitute new or existing landscape/planting to accompany development as buffer zones and or screening, the site was considered to have less of a landscape impact than other nearby promoted sites. Whilst it was considered that development may have some impact on road capacity at the cross in the centre of Mauchline, it was deemed that such an impact could be mitigated through appropriate intervention. NatureScot stated that there is an opportunity for the site to create a new and distinctive settlement edge/gateway to Mauchline from the south-east, with a masterplan-based approach. On that basis it was considered appropriate to allocate the site in LDP2, subject to discussion on the part of any applicant with Transport Scotland.</p>										



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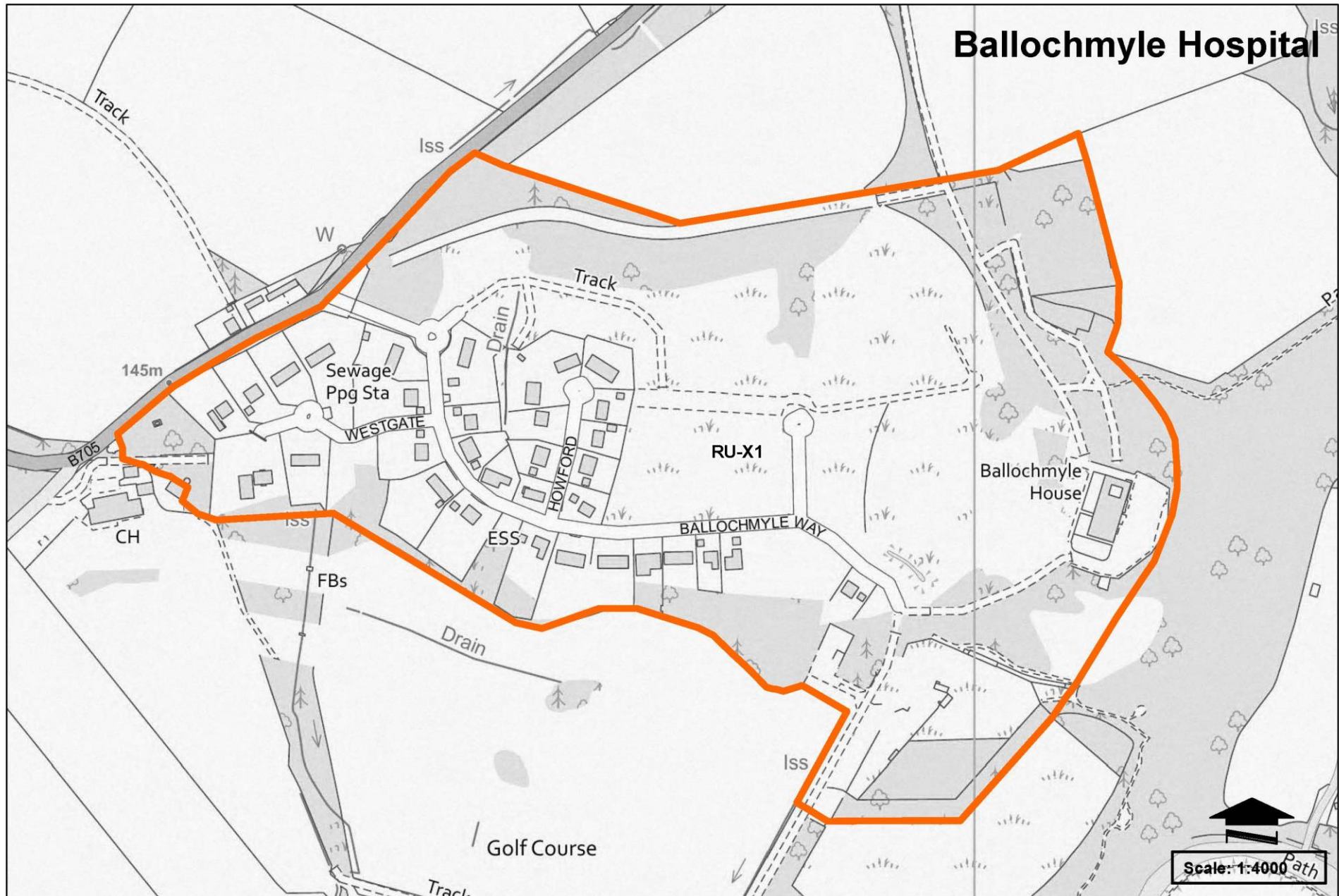
MK-X1	Muirkirk		Former Nursery School, Main Street							
Outcome	Not allocate									
Site Ref	MK-X1	Site name	Former Nursery School, Main Street			Settlement	Muirkirk			
Ward	7	Area (ha)	0.2	Indicative Capacity	7	Sub HMA	Cumnock			
LDP1 Ref	196M	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity 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	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	5	5	5	5	5	2	32/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	1	1	5	5	5	37/60	90/135
Ranking										
Overall Rank		68/230	Ward Rank		8/35		Settlement Rank		1/5	
Stage 3										
<p>Although the brownfield site is located close to Muirkirk town centre, no application had been made since 2008 at the time of site assessment and it could not be ascertained whether the site was an effective one. As a consequence, it was not considered appropriate to allocate the site for residential uses. Nevertheless, it was considered appropriate to continue to allocate the site for residential, community and tourism uses so as to maximise the potential for the site's redevelopment.</p>										

MK-X2	Muirkirk		Furnace Road Industrial Site							
Outcome	Not allocate									
Site Ref	MK-X2	Site name	Furnace Rd. Industrial Site			Settlement	Muirkirk			
Ward	7	Area (ha)	4.2	Indicative Capacity	118	Sub HMA	Cumnock			
LDP1 Ref	004MXD	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	2	5	11/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	5	1	5	5	1	21/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	2	1	1	5	5	5	34/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank		27/35	Settlement Rank		5/5		
Stage 3										
Although the formerly miscellaneous-allocated site is brownfield in nature, no application had been made since 2005 at the time of site assessment and it could not be ascertained whether the site was an effective one. As a consequence, it was not considered appropriate to allocate the site exclusively for residential use but to allocate it for business/industrial uses in LDP2.										

MK-X3	Muirkirk		Muirkirk Bing Site								
Outcome	Not allocate										
Site Ref	MK-X3	Site name	Muirkirk Bing Site				Settlement	Muirkirk			
Ward	7	Area (ha)	10.3	Indicative Capacity	287	Sub HMA	Cumnock				
LDP1 Ref	051M	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	2	5	1	5	5	2	22/35	2	1	1	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
5	5	1	5	1	1	5	5	5	37/60	79/135	
Ranking											
Overall Rank		140/230	Ward Rank		20/35		Settlement Rank		3/5		
Stage 3											
<p>Although the formerly miscellaneous-allocated site is brownfield in nature, no application had been made since 2008 at the time of site assessment and it could not be ascertained whether the site was an effective one. As a consequence of a range of constraints to which the site is subject, including flooding and contamination, it was considered appropriate to remove the site from the settlement boundary and allow it to further naturalise.</p>											

MK-H1	Muirkirk		Smallburn Road							
Outcome	Allocate									
Site Ref	MK-H1	Site name	Smallburn Road				Settlement	Muirkirk		
Ward	7	Area (ha)	0.4	Indicative Capacity	8	Sub HMA	Cumnock			
LDP1 Ref	338H	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	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	2	5	1	5	5	2	25/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	1	1	5	5	5	33/60	77/135
Ranking										
Overall Rank		158/230	Ward Rank		24/35		Settlement Rank		4/5	
Stage 3										
<p>The site in question is a small one and had attracted no interest for residential development by the time of site assessment. There is a small risk from flooding from the adjacent watercourse. Nevertheless, it was considered appropriate to allocate it on the basis that it is slightly larger than the former nursery site MK-X1 and could accommodate a slightly larger number of residential units.</p>										

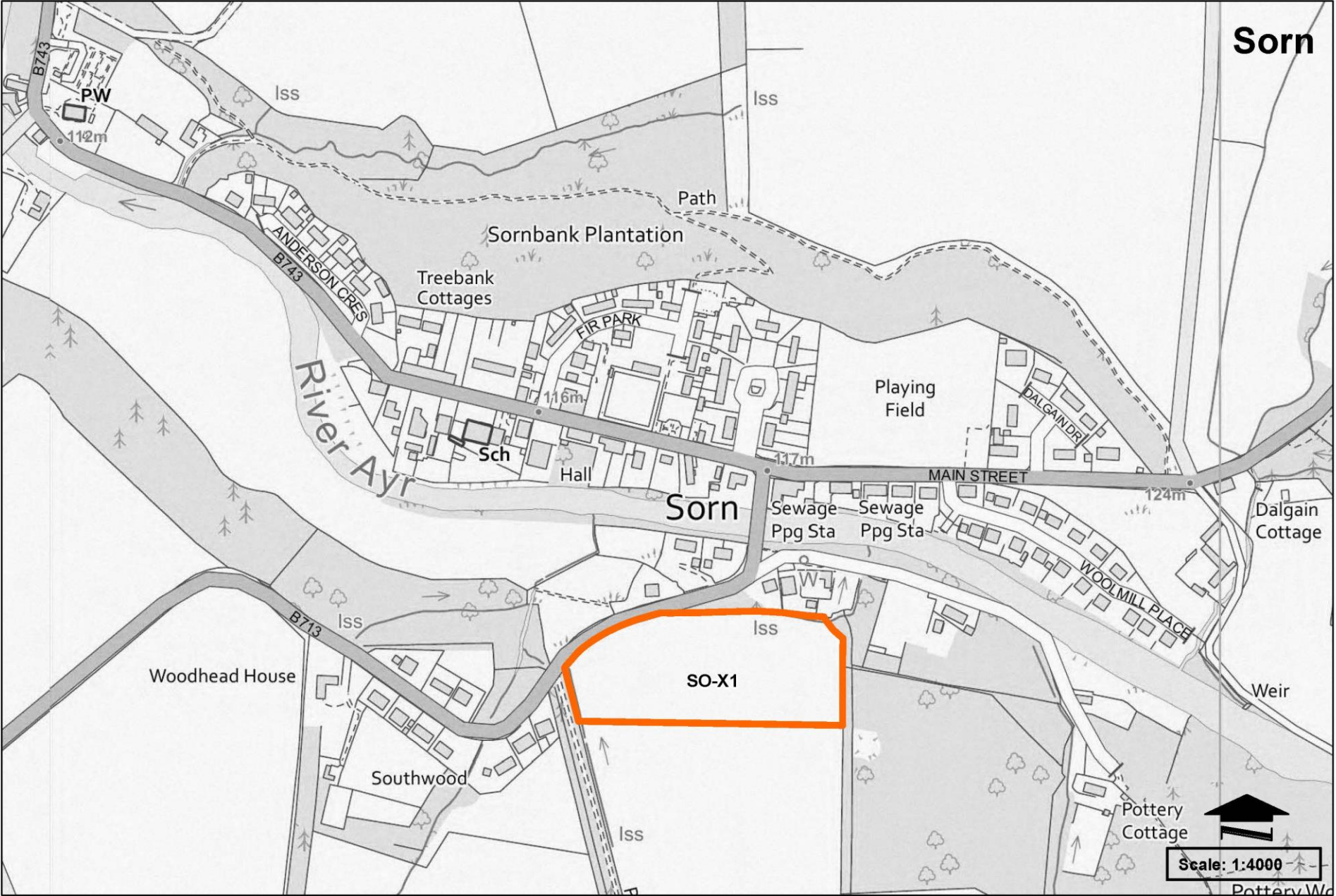
MK-H2	Muirkirk		Wellwood Street							
Outcome	Allocate									
Site Ref	MK-H2	Site name	Wellwood Street				Settlement	Muirkirk		
Ward	7	Area (ha)	1.2	Indicative Capacity	26	Sub HMA	Cumnock			
LDP1 Ref	044H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		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	5	5	5	2	32/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	1	1	1	5	5	5	33/60	85/135
Ranking										
Overall Rank		103/230	Ward Rank		16/35		Settlement Rank		5/5	
Stage 3										
Interest in the development of the site had been expressed through the application process prior to the start of the site assessment process, an indication of its general effectiveness and lack of constraints. The site could accommodate up to 26 units and it was considered appropriate to allow for a range of development sizes in the town, alongside the allocation of the smaller Smallburn Road site. It was therefore considered appropriate to allocate the site in LDP2.										



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RU-X1	Rural		Ballochmyle Hospital							
Outcome	Not allocate									
Site Ref	RU-X1	Site name	Ballochmyle Hospital				Settlement	Rural		
Ward	7	Area (ha)	13.8	Indicative Capacity	384	Sub HMA	Cumnock			
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	5	1	5	1	5	5	22/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	5	2	2	2	23/35	1	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	1	1	5	5	5	32/60	87/135
Ranking										
Overall Rank		91/230	Ward Rank		14/35	Settlement Rank		N/A		
Stage 3										
<p>An application to develop a number of dwellings on site was approved in June 2020 and followed a long history of development associated with the restoration of the Category B listed Ballochmyle House and the site of the former Ballochmyle Hospital. Whilst the potential to allocate the site in LDP2 on the basis of that approval was discussed by the planning service, it was not considered appropriate to do so for a number of reasons. Restoration or enabling development of Ballochmyle House has completed and there is therefore no requirement to stipulate such work as part of any allocation. The site is isolated from the nearest existing settlement boundary at Catrine and any extension would result in an incongruous projection into the countryside, to an area not historically linked to the village itself. Given that a special enabling development allocation would not be necessary, any purely residential allocation would potentially require the designation of a new settlement, the characteristics of which might not be presented by the current level of development. It was therefore not considered appropriate to allocate the site in LDP2, however, planning permission as mentioned will remain extant until such time as development commences or it expires.</p>										

Sorn



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SO-X1	Sorn		Catrine Road							
Outcome	Not allocate									
Site Ref	SO-X1	Site name	Catrine Road				Settlement	Sorn		
Ward	7	Area (ha)	2.1	Indicative Capacity	38	Sub HMA	Cumnock			
LDP1 Ref	057H	PIP Ref	PIP60	MIR Ref	121MIR	CfSI Ref	CfSI28			
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	2	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	2	2	23/35	2	1	1
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	1	2	5	2	1	23/60	67/135
Ranking										
Overall Rank		220/230	Ward Rank		33/35		Settlement Rank		1/1	
Stage 3										
<p>Interest in the retention of the site as allocated was been expressed through the call for sites process, however, no application has been approved since 2012 at the time of site assessment. The effectiveness of the site could not be established and it is not programmed to deliver homes according to the 2020 Housing Land Audit. It scored particularly poorly when assessed against the indicators site assessment process when compared to other sites in the Cumnock Sub Housing Market Area and the site has remained within the land supply for three successive Plans. Sorn is a small settlement and the addition of 20-40 dwellings in such a location was considered less sustainable then preferable sites elsewhere in the Cumnock Sub HMA. The site is steeply sloping and development would likely result in a significant adverse landscape impact. Access would require improvements to the bridge in the direction of the centre of Sorn and the provision of traffic lights to accommodate any development at the site was reportedly not popular with the local population. On that basis, it was not considered appropriate to allocate the site in LDP2.</p>										