

# East Ayrshire Local Development Plan 2

## Housing Site Appraisal Methodology

### **Appendix 8 (Ward 8 – Cumnock & New Cumnock)**

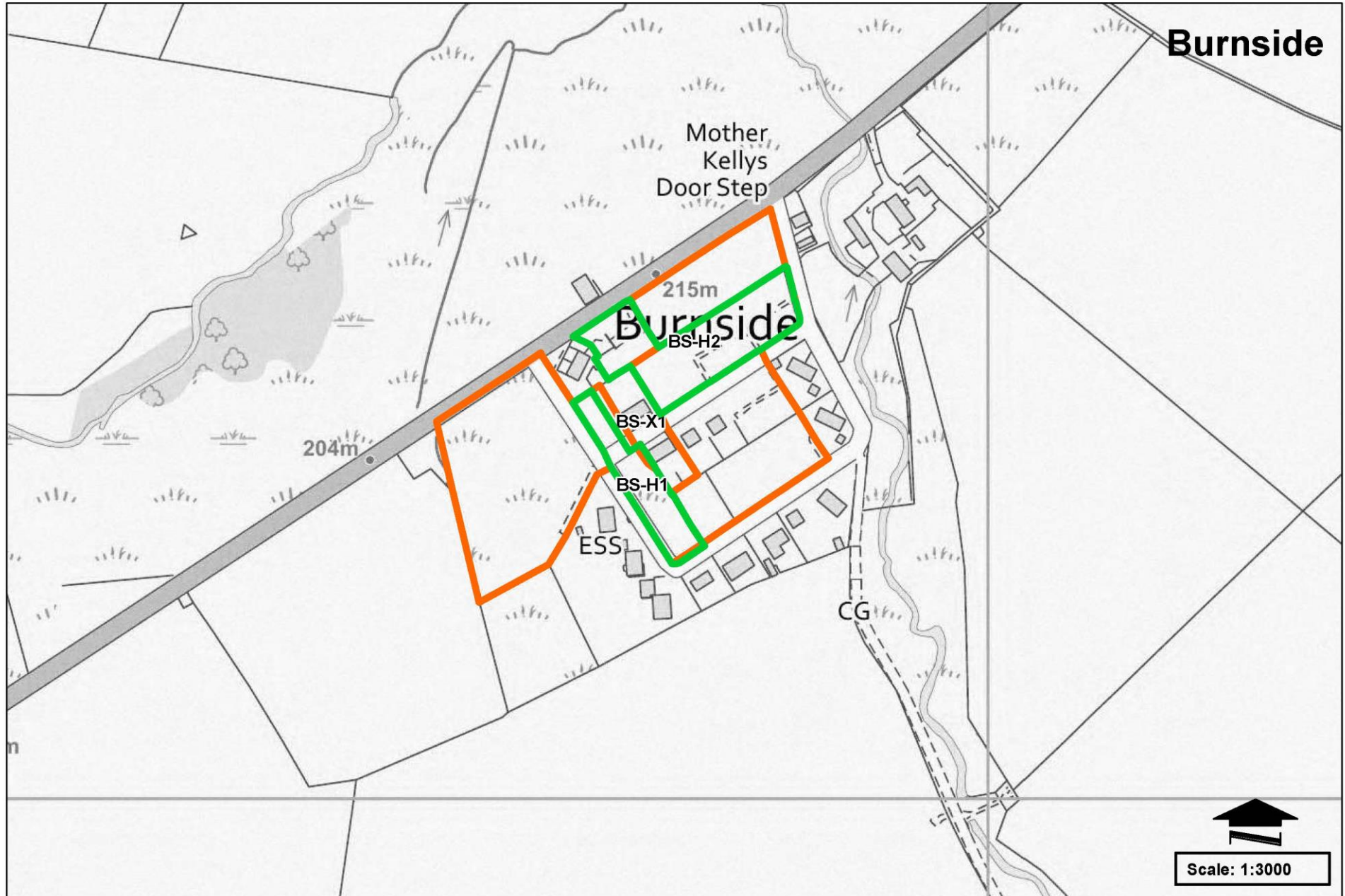
Revision 14/06/2022

## Appendix 8 – Ward 8 (Cumnock & New Cumnock)\*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
BS-X1	Burnside	Burnside	Cumnock	127	59	Not allocate
BS-H2		Burnside (E)		127	59	Allocate
BS-H1		Burnside (W)		127	59	Allocate
CN-H1	Cumnock	Auchinleck Road		112	61	Allocate
CN-X1		Auchinleck Road East		91	64	Not allocate
CN-H2		Barrhill Road		42	70	Allocate
CN-X2		Caponacre		42	70	Not allocate
CN-H3		Dalgleish Avenue		42	70	Allocate
CN-X3		Glaisnock Glen		51	69	Not allocate
CN-H4		Ryderston Avenue		34	71	Allocate
CN-X4		Skerrington Mills		140	59	Not allocate
CN-X5		Stepends Road		28	73	Not allocate
BG-X1		Leggate, Connel Pk. & Bank Glen		Bank School	122	60
BG-X2	Fmr Knockshinnoch Terminal			127	59	Not allocate
BG-X3	Land adjacent to Boig Rd			182	55	Not allocate
BG-X4	Btw. 92 and 102 Connell Park			200	53	Not allocate
BG-X5	Land west of 106 Connell Park			206	53	Not allocate
NC-X1	New Cumnock	Castle		65	67	Not allocate
NC-H1		Castle		63	68	Allocate
NC-H2		Crown Hotel		24	74	Allocate
NC-H3		Dalhanna Drive		49	70	Allocate
NC-X2		Mansfield Road		182	55	Not allocate
OT-X1	Ochiltree	Land at Mauchline Road		225	49	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.

# Burnside



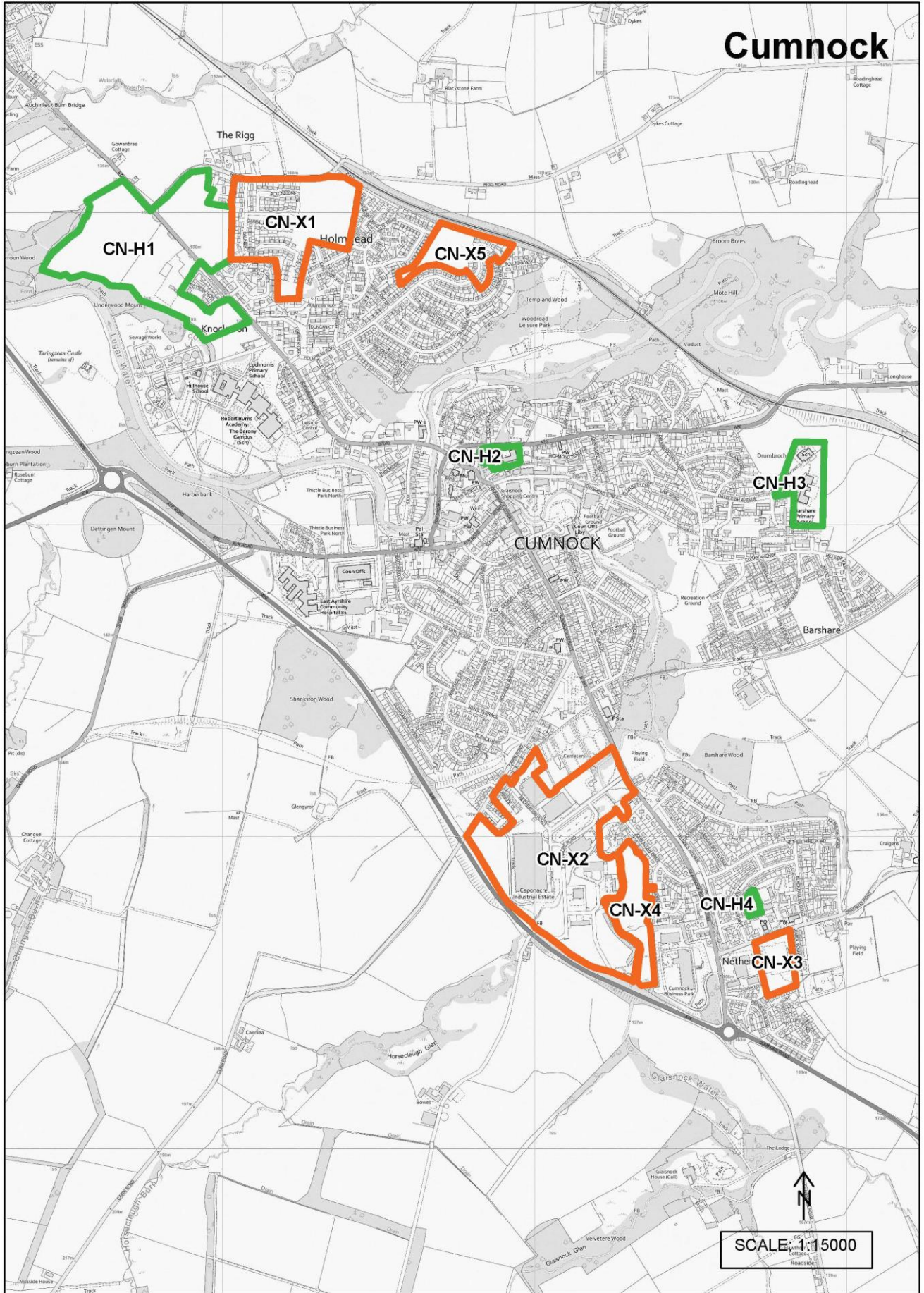
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<b>BS-X1</b>	<b>Burnside</b>		<b>Burnside</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	BS-X1	<b>Site name</b>	Burnside				<b>Settlement</b>	Burnside		
<b>Ward</b>	8	<b>Area (ha)</b>	2.8	<b>Indicative Capacity</b>	20	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	245H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	<b>1/5</b>	1	1	5	1	1	5	<b>14/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	1	<b>28/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
1	5	1	5	1	1	5	5	5	<b>32/60</b>	<b>80/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>127/230</b>	<b>Ward Rank</b>		<b>14/23</b>		<b>Settlement Rank</b>		<b>1/3</b>	
<b>Stage 3</b>										
<p>Piecemeal development had taken place within the settlement over a number of years prior to site assessment but no interest had been expressed for substantial development within the wider site BS-X1. On that basis, it was considered appropriate to exclude those parts detailed above but to retain two other sites (BS-H1 and BS-H2) within settlement of Burnside as allocated so as to allow for limited redevelopment.</p>										

<b>BS-H1</b>	<b>Burnside</b>		<b>Burnside (W)</b>							
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	BS-H1	<b>Site name</b>	Burnside (W)				<b>Settlement</b>	Burnside		
<b>Ward</b>	8	<b>Area (ha)</b>	0.2	<b>Indicative Capacity</b>	6	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	<b>1/5</b>	1	1	5	1	1	5	<b>14/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	1	<b>28/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
1	5	1	5	1	1	5	5	5	<b>32/60</b>	<b>80/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>127/230</b>	<b>Ward Rank</b>		<b>14/23</b>		<b>Settlement Rank</b>		<b>1/3</b>	
<b>Stage 3</b>										
Interest had been expressed prior to the site assessment process in developing site in question to accommodate several dwellings and the site was therefore considered to be effective. It was considered appropriate therefore to reduce the allocated area as detailed in LDP1 to the area in question and that of BS-H2, and to retain the remainder of the settlement boundary so as to retain the principle of residential development in that location.										

<b>BS-H2</b>	<b>Burnside</b>		<b>Burnside (E)</b>							
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	BS-H2	<b>Site name</b>	Burnside (E)				<b>Settlement</b>	Burnside		
<b>Ward</b>	8	<b>Area (ha)</b>	0.5	<b>Indicative Capacity</b>	7	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	<b>1/5</b>	1	1	5	1	1	5	<b>14/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	1	<b>28/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
1	5	1	5	1	1	5	5	5	<b>32/60</b>	<b>80/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>127/230</b>	<b>Ward Rank</b>		<b>14/23</b>		<b>Settlement Rank</b>		<b>1/3</b>	
<b>Stage 3</b>										
Interest had been expressed prior to the site assessment process in developing the site in question to accommodate several dwellings and the site was therefore considered to be effective. It was considered appropriate therefore to reduce the allocated area as detailed in LDP1 to the area in question and that of BS-H1, and to retain the remainder of the settlement boundary so as to retain the principle of residential development in that location.										





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<b>CN-H1</b>	<b>Cumnock</b>		<b>Auchinleck Road</b>							
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	CN-H1	<b>Site name</b>	Auchinleck Road				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	19.7	<b>Indicative Capacity</b>	40	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	263H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
5	5/5	1	2	2	1	1	5	12/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	2	2	2	20/35	5	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	2	1	2	5	5	2	5	41/60	83/135
<b>Ranking</b>										
<b>Overall Rank</b>		112/230	<b>Ward Rank</b>		12/23	<b>Settlement Rank</b>		8/9		
<b>Stage 3</b>										
<p>Development within the site in question had taken place prior to the start of the site assessment process, however, only around 30 of an original capacity of 753 units had been completed. It could not be confirmed whether further development would be likely to take place. On that basis, it was considered appropriate to reduce the stated effective capacity of the site to 40 units in reflection of the past rate of completions. It is considered appropriate to retain the site boundary as allocated in LDP1, subject to a reduction to account for the Ayrshire Growth Deal CoRE facility. Consent to develop 753 units will remain in place as a consequence of the development of the initial group of homes. A smaller allocated capacity would not therefore preclude development but would constitute a more accurate reflection of likely effective supply during the LDP2 period. On that basis, it was considered appropriate to allocate the site in LDP2.</p>										



<b>CN-X1</b>	<b>Cumnock</b>		<b>Auchinleck Road East</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	CN-X1	<b>Site name</b>	Auchinleck Road East				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	10.5	<b>Indicative Capacity</b>	292	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	264H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	2	2	1	2	5	5	5	2	32/60	87/135
<b>Ranking</b>										
<b>Overall Rank</b>		91/230	<b>Ward Rank</b>		11/23		<b>Settlement Rank</b>		7/9	
<b>Stage 3</b>										
Development within the site was underway at the time of site assessment and it was anticipated that the development would be complete or nearing completion by the time of the adoption of LDP2. On the basis of these anticipated completions, it was not considered necessary to carry the site forward to LDP2. The site will however remain within the Cumnock settlement boundary and any residential development therein would be considered acceptable subject to assessment against the policies of LDP2.										

<b>CN-H2</b>	<b>Cumnock</b>			<b>Barrhill Road</b>						
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	CN-H2	<b>Site name</b>	Barrhill Road				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	0.7	<b>Indicative Capacity</b>	27	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
5	5/5	1	2	1	1	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	2	2	2	26/35	2	2	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
5	5	1	5	2	5	5	2	5	44/60	95/135
<b>Ranking</b>										
<b>Overall Rank</b>		42/230		<b>Ward Rank</b>		4/23		<b>Settlement Rank</b>		3/9
<b>Stage 3</b>										
<p>The site in question is located immediately adjacent to the Cumnock town centre boundary and a disused school building occupied the site at the time of site assessment, pupils having departed for the new Lochnorris Primary School at the Knockroon campus. The possibility of allocating the site as a miscellaneous opportunity with a commercial element was discussed with elected members during the site assessment process. However, it was explained by the planning service that the town centre of Cumnock, which has witnessed substantial rejuvenation in recent years, might be negatively affected by the allocation of additional land to accommodate retail development, and that the town centre remains the focus for such uses. Furthermore, it has been indicated by commercial developers through the application process that the site would not be suitable for their purposes as a consequence of site levels that would make construction of large floor plates problematic. It was however considered feasible for the site to be developed for residential uses. Any development within the site would require to be undertaken in compliance with the requirements of the Cumnock Conservation Area of which it is a part. These requirements have been stated in the site description in Volume 2 of the Proposed LDP2.</p>										

<b>CN-X2</b>	<b>Cumnock</b>			<b>Caponacre</b>						
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	CN-X2	<b>Site name</b>	Caponacre				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	22.3	<b>Indicative Capacity</b>	620	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	383M	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
5	5/5	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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	1	5	5	1	24/35	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	5	2	5	5	5	5	41/60	95/135
<b>Ranking</b>										
<b>Overall Rank</b>		42/230	<b>Ward Rank</b>		4/23	<b>Settlement Rank</b>		3/9		
<b>Stage 3</b>										
Development of housing within the site has taken place but has been limited to land along Cairn Road. It was considered that any further encroachment to within the industrial estate itself would dilute the commercial or footfall-generating purpose of the area and would risk any dwellings being located either adjacent to or to the rear of non-residential uses. It was therefore considered appropriate to retain this site for miscellaneous/business and industry development opportunities and to remove the part of the site that has thus far been built out for housing.										

<b>CN-H3</b>	<b>Cumnock</b>		<b>Dalgleish Avenue</b>							
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	CN-H3	<b>Site name</b>	Dalgleish Avenue				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	3.0	<b>Indicative Capacity</b>	55	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
2	<b>2/5</b>	1	2	1	1	5	5	<b>15/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	5	5	2	<b>32/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	5	2	5	5	5	5	<b>41/60</b>	<b>95/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>42/230</b>	<b>Ward Rank</b>		<b>4/23</b>		<b>Settlement Rank</b>		<b>3/9</b>	
<b>Stage 3</b>										
The site in question is programmed to deliver dwellings after 2023 according to the Council's Strategic Housing Investment Plan (SHIP) 2021-2026. It was therefore considered appropriate to allocate the site in LDP2.										

<b>CN-X3</b>	<b>Cumnock</b>		<b>Glaisnock Glen</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	CN-X3	<b>Site name</b>	Glaisnock Glen				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	3.6	<b>Indicative Capacity</b>	99	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	001MXD	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
5	5/5	1	2	2	1	2	5	13/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	1	5	5	2	28/35	5	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	5	2	5	5	5	5	42/60	93/135
<b>Ranking</b>										
<b>Overall Rank</b>		51/230	<b>Ward Rank</b>		8/23		<b>Settlement Rank</b>		6/9	
<b>Stage 3</b>										
The site was allocated as a mixed use opportunity in LDP1. It was considered appropriate to reallocate the site as a miscellaneous opportunity with a residential element rather than an exclusively residential site, so as to permit a wider range of potential uses, including business and industrial development.										

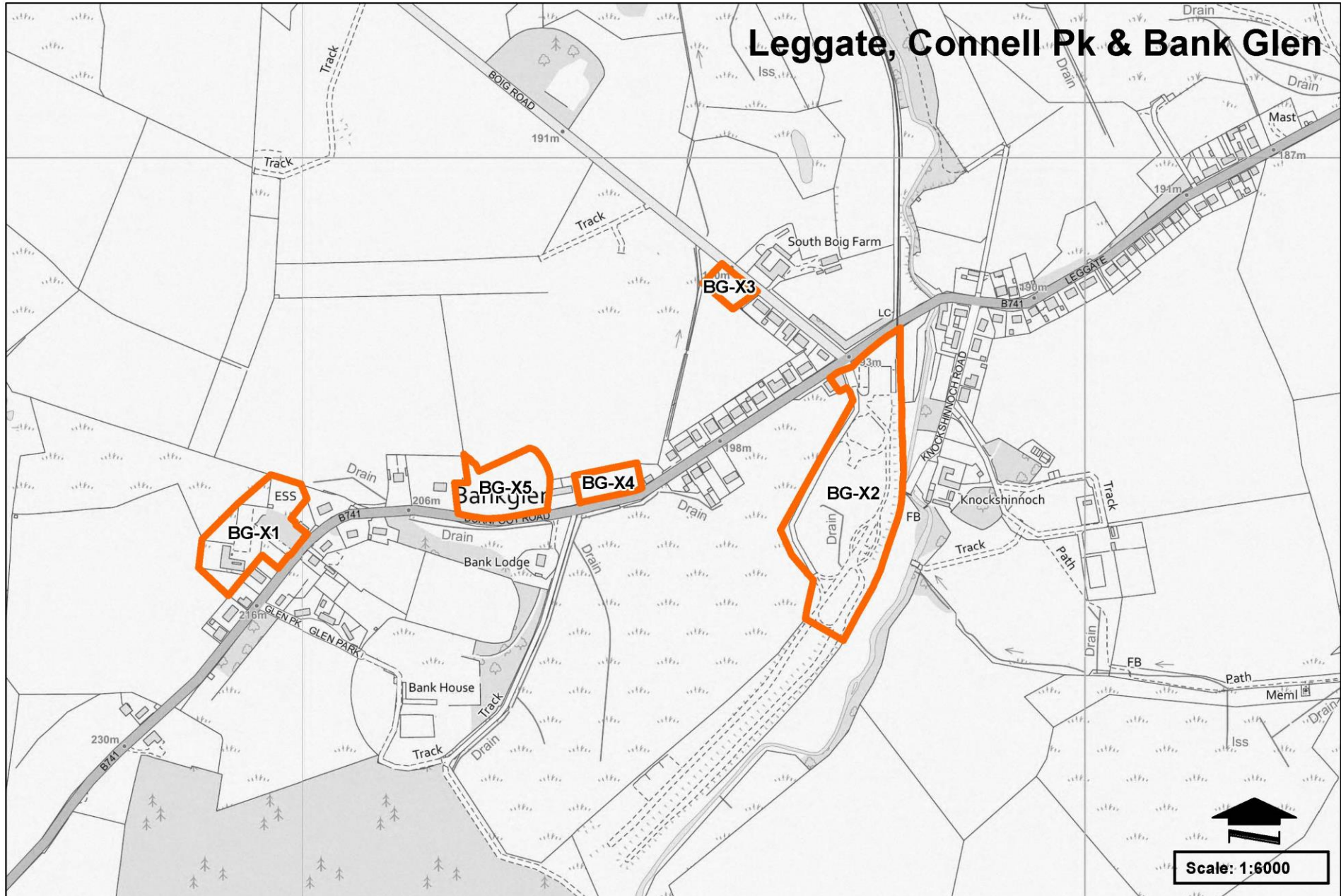


<b>CN-H4</b>		<b>Cumnock</b>		<b>Ryderston Avenue</b>							
<b>Outcome</b>		<b>Allocate</b>									
<b>Site Ref</b>	CN-H4	<b>Site name</b>	Ryderston Avenue				<b>Settlement</b>	Cumnock			
<b>Ward</b>	8	<b>Area (ha)</b>	0.3	<b>Indicative Capacity</b>	9	<b>Sub HMA</b>	Cumnock				
<b>LDP1 Ref</b>	269H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>					
<b>Stage 1</b>											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI			Ancient/Native Woodland		Site capacity		
Yes		No		No			No		No		
<b>Stage 2</b>											
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>	
5	5/5	1	2	2	1	1	5	12/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	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	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>	
2	5	1	5	2	5	5	5	5	42/60	96/135	
<b>Ranking</b>											
<b>Overall Rank</b>		34/230		<b>Ward Rank</b>			3/23		<b>Settlement Rank</b>		2/9
<b>Stage 3</b>											
<p>The site in question is located within the settlement boundary and is of a scale suitable for a small development in the context of Cumnock, where there are a number of larger sites proposed to be allocated. The site is considered suitable in that it is within walking distance of local services in the southern part of Cumnock. The allocation of a range of different sized sites for development opportunities in the town is considered necessary so as to comply with the Plan's Spatial Strategy. It was therefore considered appropriate to retain the allocation in LDP2.</p>											

<b>CN-X4</b>	<b>Cumnock</b>		<b>Skerrington Mills</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	CN-X4	<b>Site name</b>	Skerrington Mills				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	4.0	<b>Indicative Capacity</b>	111	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>		<b>MIR Ref</b>	292MIR	<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	5	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	1	2	5	5	5	5	37/60	79/135
<b>Ranking</b>										
<b>Overall Rank</b>		<b>140/230</b>	<b>Ward Rank</b>		<b>18/23</b>		<b>Settlement Rank</b>		<b>9/9</b>	
<b>Stage 3</b>										
<p>The site in question is was at the time of site inspection open space in use for agricultural purposes and forms part of Cumnock's green network, albeit without being safeguarded as such. This amenity value was described by the Reporter as part of the Examination Report to the 2017 LDP. The site is located to the rear of the main frontage along John Allan drive and Cameron Crescent and would therefore be somewhat isolated should development take place. It is located further from services and facilities than other potential sites in Cumnock. The site is at some risk of flooding from an adjacent stream. Little information was presented by the party that proposed inclusion of the site and it was therefore difficult to establish any particular merits should it be allocated. Whilst NatureScot in a consultation response stated that development of the site would present an opportunity to enhance the blue-green network of the woodland and river by incorporating blue-green infrastructure into the design of the development, the site was nevertheless considered to be less preferential than other sites in Cumnock. It was therefore not considered appropriate to allocate the site in LDP2.</p>										

<b>CN-X5</b>	<b>Cumnock</b>		<b>Stepends Road</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	CN-X5	<b>Site name</b>	Stepends Road				<b>Settlement</b>	Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	1.8	<b>Indicative Capacity</b>	25	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	015H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	5	5	2	32/35	2	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	2	1	1	2	5	5	5	5	37/60	98/135
<b>Ranking</b>										
<b>Overall Rank</b>		28/230	<b>Ward Rank</b>		2/23	<b>Settlement Rank</b>		1/9		
<b>Stage 3</b>										
<p>An application was received during the site assessment process for the development of 16 dwellings. This proposal had been made in addition to a number of other approved applications for the development of dwellings within the allocated site. Consultation with Development Management indicated that the site would be built out or nearing build-out at the time of LDP2 adoption. It was therefore considered unnecessary to allocate the site in LDP2. The site will however remain within the Cumnock settlement boundary and any residential development therein would be considered acceptable subject to assessment against the policies of LDP2.</p>										

# Leggate, Connell Pk & Bank Glen



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<b>BG-X1</b>	<b>Leggate, Connel Pk. &amp; Bk. Glen</b>		<b>Bank School</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	BG-X1	<b>Site name</b>	Bank School				<b>Settlement</b>	Leggate, Connel Pk. & Bank Glen		
<b>Ward</b>	8	<b>Area (ha)</b>	1.2	<b>Indicative Capacity</b>	27	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	030M	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	2	5	5	5	1	28/35	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
1	5	1	5	1	2	5	5	5	33/60	81/135
<b>Ranking</b>										
<b>Overall Rank</b>		122/230	<b>Ward Rank</b>		13/23	<b>Settlement Rank</b>		1/5		
<b>Stage 3</b>										
<p>The site in question has been allocated in several Plans but has attracted no interest in its development in terms of the application process. No interest was expressed in retaining the site as an allocated one as part of the call for sites process. It was therefore considered unnecessary to allocate the site for exclusively residential purposes in LDP2. Nevertheless, the site constitutes a significant development opportunity of a brownfield site and in a location where few other sites of any size are allocated. On that basis, it was considered appropriate to retain the site as a miscellaneous development opportunity, with residential, community, tourism, business or industry uses acceptable.</p>										

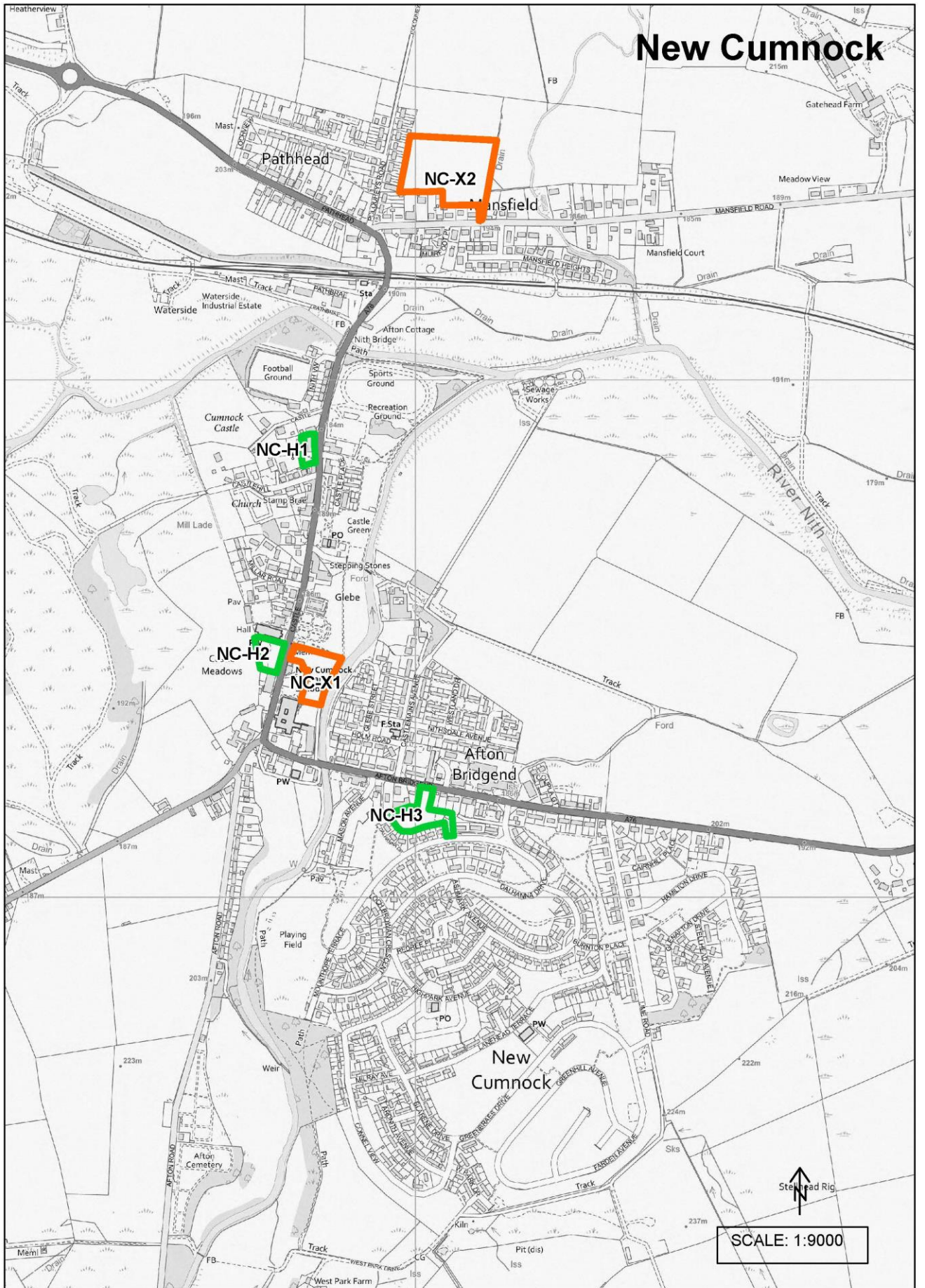


BG-X2	Leggate, Connel Pk. & Bk. Glen		Former Knockshinnoch Rail Terminal and Coal Yard							
Outcome	Not allocate									
Site Ref	BG-X2	Site name	Fmr Knockshinnoch Rail Terminal/Coal Yd		Settlement	Leggate, Connel Pk. & Bank Glen				
Ward	8	Area (ha)	2.6	Indicative Capacity	70	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP6	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	1	5	5	1	24/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	5	2	5	1	2	5	5	2	34/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank		14/23	Settlement Rank		2/5		
Stage 3										
The settlement within which the site in question is located is not considered marketable and it is therefore considered to be unlikely that development of up to 70 units would take place on site. The settlement is relatively isolated and it was not considered appropriate to newly allocate sites in places not capable of accommodating sustainable growth. On that basis, it was not considered appropriate to allocate the site in LDP2 and to limit any development to the nearby site of the former Bank School.										

<b>BG-X3</b>	<b>Leggate, Connel Pk. &amp; Bk. Glen</b>		<b>Land adjacent to Boig Rd, Connell Park</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	BG-X3	<b>Site name</b>	Land adjacent to Boig Rd, Connell Park			<b>Settlement</b>	Leggate, Connel Pk. & Bank Glen			
<b>Ward</b>	8	<b>Area (ha)</b>	0.2	<b>Indicative Capacity</b>	6	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>	PIP55	<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	<b>1/5</b>	1	1	1	2	5	5	<b>15/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	2	<b>23/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	2	1	1	2	5	5	2	<b>30/60</b>	<b>74/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>182/230</b>	<b>Ward Rank</b>		<b>19/23</b>		<b>Settlement Rank</b>		<b>3/5</b>	
<b>Stage 3</b>										
The site is a small one and the settlement within which the site is located is not considered marketable. It could not therefore be ascertained whether development would take place on site. The settlement is relatively isolated and it was not considered appropriate to newly allocate sites in places not capable of accommodating sustainable growth. On that basis, it was not considered appropriate to allocate the site in LDP2.										

<b>BG-X4</b>	<b>Leggate, Connel Pk. &amp; Bk. Glen</b>		<b>Land between 92 and 102 Connell Park</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	BG-X4	<b>Site name</b>	Land between 92 and 102 Connell Park			<b>Settlement</b>	Leggate, Connel Pk. & Bank Glen			
<b>Ward</b>	8	<b>Area (ha)</b>	0.3	<b>Indicative Capacity</b>	9	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>	PIP54	<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	1	22/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	1	1	2	5	5	2	29/60	72/135
<b>Ranking</b>										
<b>Overall Rank</b>		200/230	<b>Ward Rank</b>		21/23	<b>Settlement Rank</b>			4/5	
<b>Stage 3</b>										
The site is a small one and the settlement within which the site is located is not considered marketable. It could not therefore be ascertained whether development would take place on site. The settlement is relatively isolated and it was not considered appropriate to newly allocate sites in places not capable of accommodating sustainable growth. On that basis, it was not considered appropriate to allocate the site in LDP2.										

<b>BG-X5</b>	<b>Leggate, Connel Pk. &amp; Bk. Glen</b>		<b>Land W of 106 Connell Park</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	BG-X5	<b>Site name</b>	Land west of 106 Connell Park			<b>Settlement</b>	Leggate, Connel Pk. & Bank Glen			
<b>Ward</b>	8	<b>Area (ha)</b>	0.8	<b>Indicative Capacity</b>	22	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>	PIP53	<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	2	1	22/35	2	1	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	1	1	1	2	5	5	2	28/60	71/135
<b>Ranking</b>										
<b>Overall Rank</b>		206/230	<b>Ward Rank</b>		22/23		<b>Settlement Rank</b>		5/5	
<b>Stage 3</b>										
<p>The site is a relatively small one and the settlement within which the site is located is not considered marketable. It could not therefore be ascertained whether development would take place on site. The settlement is relatively isolated and it was not considered appropriate to newly allocate sites in places not capable of accommodating sustainable growth. On that basis, it was not considered appropriate to allocate the site in LDP2.</p>										



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NC-H1	New Cumnock		Castle								
Outcome	Allocate										
Site Ref	NC-H1	Site name	Castle				Settlement	New Cumnock			
Ward	8	Area (ha)	0.1	Indicative Capacity	5	Sub HMA	Cumnock				
LDP1 Ref	428H	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	
2	5	5	1	5	5	1	24/35	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	1	2	5	5	5	46/60	92/135	
Ranking											
Overall Rank		63/230	Ward Rank		9/23		Settlement Rank		3/5		
Stage 3											
<p>The site was allocated as part of LDP1. Permission to redevelop a building on site was obtained in 2015 and, whilst no work had taken place since approval by the time of site assessment, it was considered that development of the site would constitute a more reasonable infill and addition than the Mansfield Road site NC-X2 in the north of the settlement. The site is previously developed in nature and within New Cumnock town centre. Although not listed, redevelopment of the building(s) would result in the transformation and retention of a 19th century sandstone structure that lends much to the character of the area. It was therefore considered reasonable to retain the allocation in LDP2.</p>											

<b>NC-X1</b>	<b>New Cumnock</b>		<b>Castle</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	NC-X1	<b>Site name</b>	Castle				<b>Settlement</b>	New Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	0.6	<b>Indicative Capacity</b>	15	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	346M	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	1	2	5	2	22/35	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
5	5	5	5	1	2	5	5	5	49/60	91/135
<b>Ranking</b>										
<b>Overall Rank</b>		65/230	<b>Ward Rank</b>			10/23	<b>Settlement Rank</b>			4/5
<b>Stage 3</b>										
<p>No interest had been expressed in developing the site for residential uses by the time of site assessment, either through call for sites or the application process. Its effectiveness could not therefore be ascertained. The site lies within New Cumnock town centre and the principle of development for a range of uses will remain regardless of allocation. To allocate the site purely for residential use might hinder the site's development for footfall-generating or other town centre uses. On that basis it was considered appropriate to continue to allocate the site for miscellaneous uses but with a residential element.</p>										

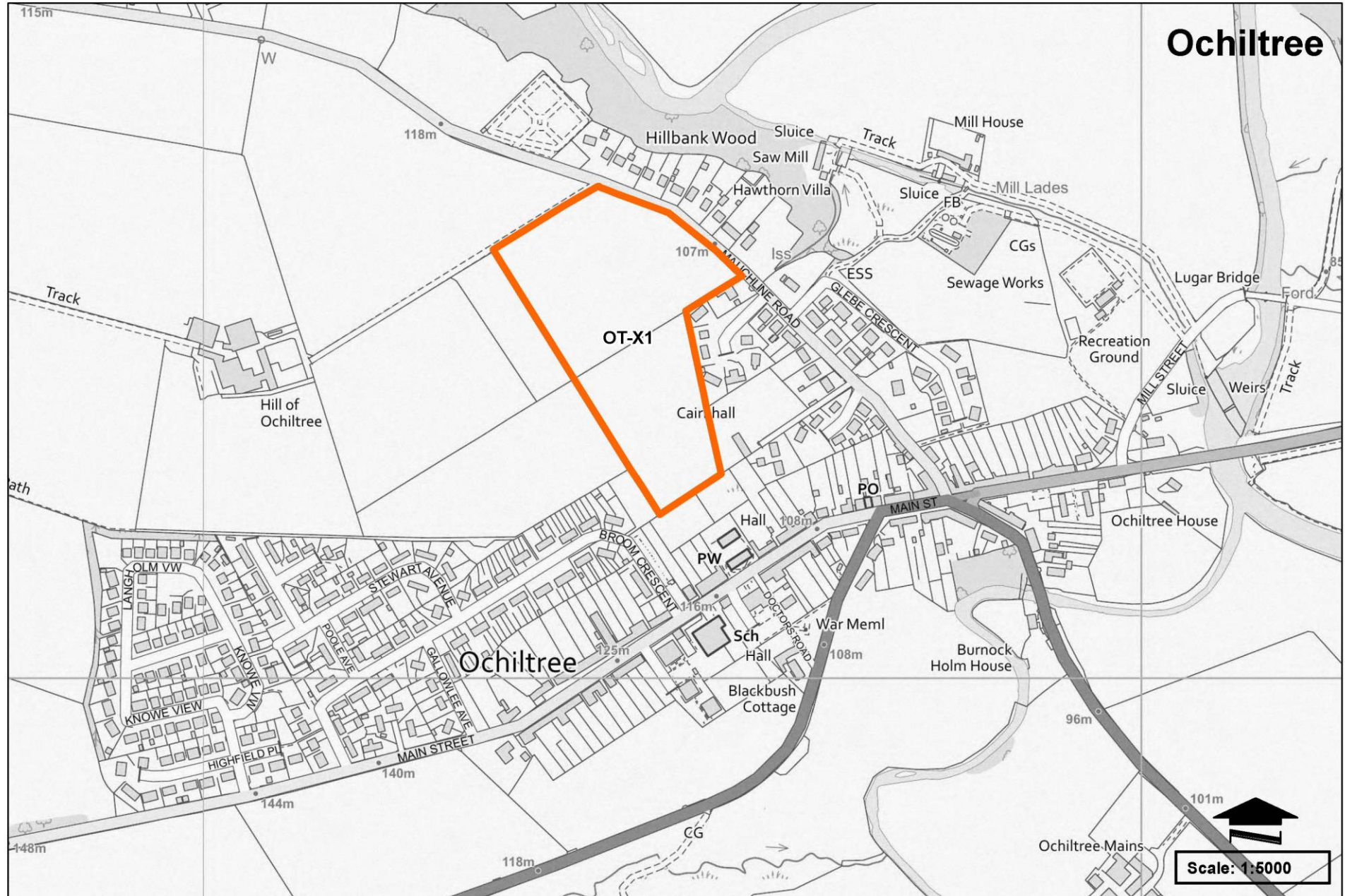
NC-H2	New Cumnock			Crown Hotel							
Outcome	Allocate										
Site Ref	NC-H2	Site name	Crown Hotel				Settlement	New Cumnock			
Ward	8	Area (ha)	0.3	Indicative Capacity	14	Sub HMA	Cumnock				
LDP1 Ref	343H	PIP Ref		MIR Ref		CfSI Ref					
<b>Stage 1</b>											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity			
Yes		No		No		No		No			
<b>Stage 2</b>											
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>	
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	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
2	5	5	5	2	5	2	26/35	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>	
5	5	5	5	1	2	5	5	5	49/60	100/135	
<b>Ranking</b>											
Overall Rank		24/230	Ward Rank		1/23	Settlement Rank			1/5		
<b>Stage 3</b>											
The site is included in the East Ayrshire Strategic Housing Investment Plan 2021-2026 and is anticipated to be completed by April 2024. Development of the site would therefore take place within the timespan of LDP2 and the site was considered to be effective on that basis. It was therefore considered appropriate to allocate the site for residential uses in LDP2.											

<b>NC-H3</b>	<b>New Cumnock</b>		<b>Dalhanna Drive</b>							
<b>Outcome</b>	<b>Allocate</b>									
<b>Site Ref</b>	NC-H3	<b>Site name</b>	Dalhanna Drive				<b>Settlement</b>	New Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	0.5	<b>Indicative Capacity</b>	14	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	429H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
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	<b>Non-absolute constraints</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
5	5	2	2	1	2	5	5	5	40/60	94/135
<b>Ranking</b>										
<b>Overall Rank</b>		<b>49/230</b>	<b>Ward Rank</b>		<b>7/23</b>		<b>Settlement Rank</b>		<b>2/5</b>	
<b>Stage 3</b>										
<p>The site was allocated as part of LDP1. Permission in Principle for a residential development of 17 units was obtained in 2012 and, whilst no work had taken place since approval and prior to the start of the site assessment process, it was considered that development of the site would constitute a more reasonable infill and addition than NC-X2 in the north of the settlement. The site is previously developed in nature and within close walking distance of a range of services in the centre of New Cumnock. It was therefore considered reasonable to retain the residential allocation in LDP2.</p>										

<b>NC-X2</b>	<b>New Cumnock</b>		<b>Mansfield Road</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	NC-X2	<b>Site name</b>	Mansfield Road				<b>Settlement</b>	New Cumnock		
<b>Ward</b>	8	<b>Area (ha)</b>	2.0	<b>Indicative Capacity</b>	55	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>	365H	<b>PIP Ref</b>		<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
2	<b>2/5</b>	1	1	1	1	1	5	<b>10/30</b>	5	<b>5/5</b>
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	2	5	5	5	1	<b>25/35</b>	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
2	5	5	1	1	2	5	5	2	<b>32/60</b>	<b>74/135</b>
<b>Ranking</b>										
<b>Overall Rank</b>		<b>182/230</b>	<b>Ward Rank</b>		<b>19/23</b>		<b>Settlement Rank</b>		<b>5/5</b>	
<b>Stage 3</b>										
<p>The site in question has been part of the Council's housing land supply for two successive Plans and has attracted no interest during that time. The site did not have an extant planning consent at the time of site assessment and no interest had been expressed as part of the call for sites process. It is considered that sites to be taken forward to LDP2 must be as effective as is possible to anticipate, however, New Cumnock is generally not considered to be a marketable location and the inclusion of a site of this capacity would therefore constitute a risk in terms of effectiveness. It was therefore not considered prudent to retain the allocation in LDP2 but to continue to include the site within the settlement boundary.</p>										



# Ochiltree



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<b>OT-X1</b>	<b>Ochiltree</b>		<b>Land at Mauchline Road</b>							
<b>Outcome</b>	<b>Not allocate</b>									
<b>Site Ref</b>	OT-X1	<b>Site name</b>	Land at Mauchline Road				<b>Settlement</b>	Ochiltree		
<b>Ward</b>	8	<b>Area (ha)</b>	4.8	<b>Indicative Capacity</b>	133	<b>Sub HMA</b>	Cumnock			
<b>LDP1 Ref</b>		<b>PIP Ref</b>	PIP58	<b>MIR Ref</b>		<b>CfSI Ref</b>				
<b>Stage 1</b>										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI		Ancient/Native Woodland		Site capacity		
Yes		No		No		No		No		
<b>Stage 2</b>										
Meets spatial strategy	<b>Contribution To Spatial Strategy</b>	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	<b>Site viability and marketability</b>	Recreation value of site	<b>Open space &amp; recreation value</b>
1	1/5	1	1	1	2	5	5	15/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	<b>Non-absolute constraints</b>	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	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	<b>Sustainability of location</b>	<b>TOTAL SCORE</b>
1	5	1	1	2	2	5	2	2	25/60	66/135
<b>Ranking</b>										
<b>Overall Rank</b>		225/230	<b>Ward Rank</b>		23/23	<b>Settlement Rank</b>		1/1		
<b>Stage 3</b>										
<p>The site in question is located to the rear of the principal street frontage in Ochiltree and access would be gained from Mauchline Road. The land rises to its highest point in the north-westernmost part of the site and any development would therefore result in some visual impact. It was considered that sufficient land allocations had been proposed elsewhere in the Cumnock Sub-Housing Market Area and that the addition of the site in question would not be necessary so as to comply with housing land requirements. Other existing and proposed sites in the Sub-Housing Market Area are located in more accessible areas, with a shorter distance to key services and facilities. Indeed, the site performed poorly against the criteria of the site assessment process as a consequence of the relative isolation of Ochiltree and an overall lack of facilities in the settlement. It was therefore considered that the site should not be allocated in LDP2.</p>										