

East Ayrshire Local Development Plan 2

Housing Site Appraisal Methodology

Appendix 9 (Ward 9 – Doon Valley)

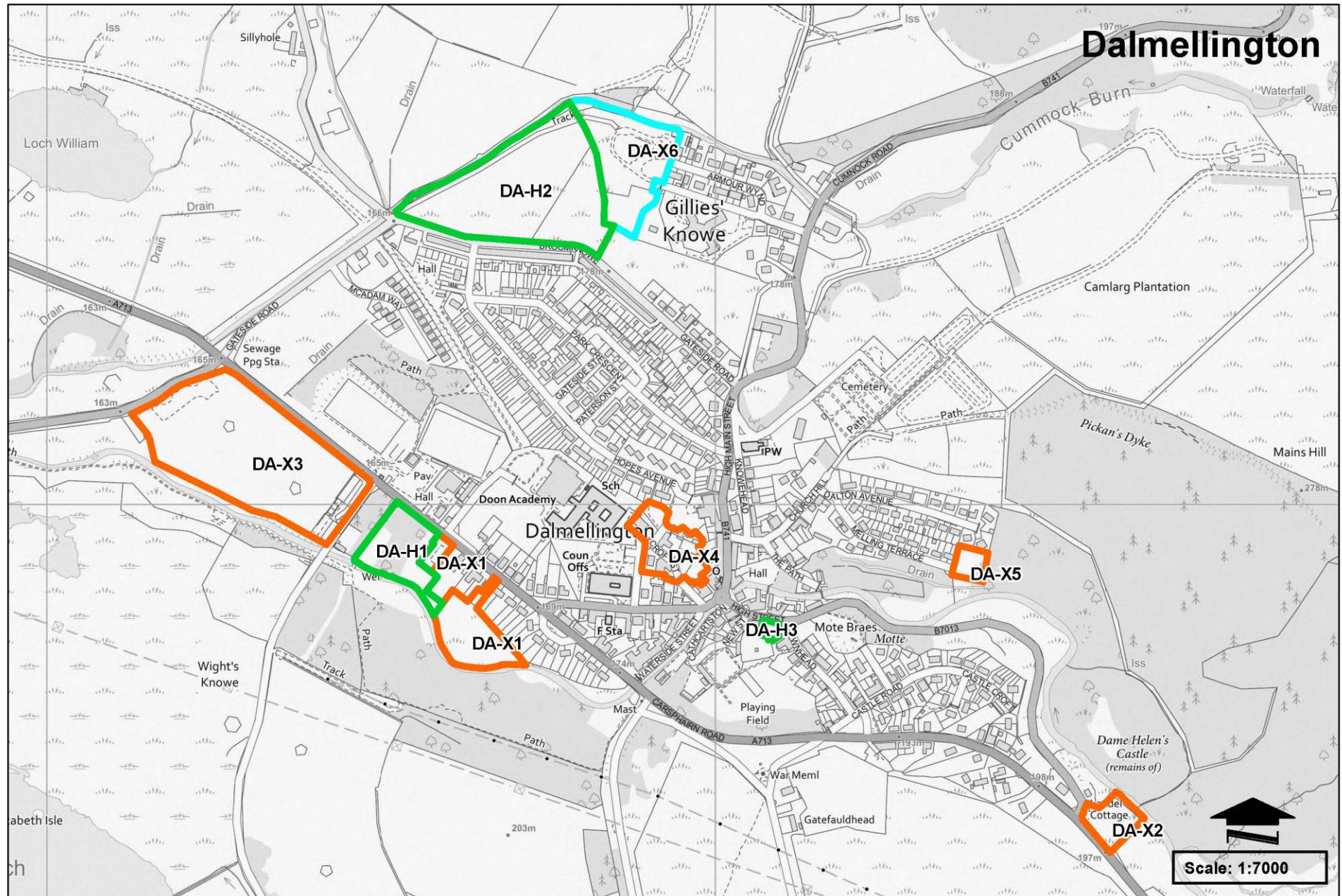
Revision 14/06/2022

Appendix 9 – Ward 9 (Doon Valley)*

Ref.	Settlement	Address	Sub HMA	Rank (of 230)	Score % of TOTAL	Recommendation
DA-H1	Dalmellington	Ayr Road	Doon Valley	74	66	Allocate
DA-X1		Ayr Road (South)		95	64	Not allocate
DA-X2		Carsphairn Road		194	54	Not allocate
DA-X3		Corner of Ayr Road (B713) & B741		167	56	Not allocate
DA-X4		Croft Street		82	65	Not allocate
DA-H2		Gateside Road		182	55	Allocate
DA-H3		High Street		65	67	Allocate
DA-X5		Melling Terrace		74	66	Not allocate
DA-X6		Saw Mill		200	53	Not allocate
DR-H1		Dalrymple		Burnton Road	Doon Valley	117
DR-X1	Burnton Road North		127	61		Not allocate
DR-X2	Farm Road		209	52		Not allocate
DG-X1	Drogonan	Garage Littlemill Road	Cumnock	74	66	Not allocate
DG-X2		Land at Water of Coyle A		220	50	Not allocate
DG-X3		Land at Water of Coyle B		220	50	Not allocate
DG-X4		Land at Water of Coyle C		215	51	Not allocate
DG-X5		Littlemill Road (E)		49	70	Not allocate
DG-X6		Littlemill Road (W)		24	74	Not allocate
DG-H1		Martnaham Way		167	56	Allocate
DG-H2		Mill O'Shield Road		74	66	Allocate
DG-X7		Watson Terrace		147	58	Not allocate
HH-X1		Hayhill		Hayhill West		209
PA-H1	Patna	Ayr Road	Doon Valley	179	56	Allocate
PA-H2		Carskeoch Caravan Site		140	59	Allocate
PA-H3		Cemetery Road		122	60	Allocate
PA-H4		Main Street		95	64	Allocate
RA-X1	Rankinston	Littlemill Place (1)	Cumnock	179	56	Not allocate
RA-X2		Littlemill Place (2)		82	65	Not allocate

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

Dalmellington



Scale: 1:7000

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DA-H1	Dalmellington			Ayr Road						
Outcome	Allocate									
Site Ref	DA-H1	Site name	Ayr Road				Settlement	Dalmellington		
Ward	9	Area (ha)	1.0	Indicative Capacity	24	Sub HMA	Doon Valley			
LDP1 Ref	076H	PIP Ref		MIR Ref	289MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	1	2	5	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	2	2	5	2	2	1	16/35	5	5	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	1	1	5	5	5	48/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank			4/28	Settlement Rank			2/9
Stage 3										
<p>The site in question, formerly the location of a factory, is sustainably located and within close walking distance of a range of services, including a primary school, secondary school, transport links and Dalmellington town centre. The site is subject to some risk of flooding, however, it was anticipated during the site assessment process that this could be addressed subject to Flood Risk Assessment and appropriate mitigation. It was therefore considered appropriate to retain it as an allocated site for housing purposes.</p>										

DA-X1	Dalmellington			Ayr Road (S)						
Outcome	Not allocate									
Site Ref	DA-X1	Site name	Ayr Road (South)				Settlement	Dalmellington		
Ward	9	Area (ha)	0.8	Indicative Capacity	22	Sub HMA	Doon Valley			
LDP1 Ref		PIP Ref		MIR Ref	289MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	1	1	5	5	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	2	5	2	20/35	5	5	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	1	1	5	2	1	41/60	86/135
Ranking										
Overall Rank		95/230	Ward Rank			10/28	Settlement Rank			5/9
Stage 3										
<p>The site in question is located adjacent and to the south of DA-H1. The owner of the site requested through the call for sites process that DA-H1 be extended to include the land in question, citing ownership as a rationale for doing so. The site is sustainably located and within close walking distance of a range of services, including a primary school, secondary school, transport links and Dalmellington town centre. Nevertheless, development at adjacent DA-H1 had not been forthcoming at the time of site assessment, DA-H1 has been allocated since at least 2010 and no programming appears in either the 2019 or 2020 Housing Land Audit. The proposed site is included within the current settlement boundary and, as such, the principle of residential development at the site is in accordance with the spatial strategy of the forthcoming LDP2. It is proposed that four other sites should be allocated for residential purposes in Dalmellington with a total capacity of more than 100 units; this level of allocation is therefore considered to be sufficient for the purposes of LDP2. It was therefore not considered appropriate to allocate the site for housing or any other uses at this time.</p>										

DA-X2	Dalmellington			Carsphairn Road						
Outcome	Not allocate									
Site Ref	DA-X2	Site name	Carsphairn Road				Settlement	Dalmellington		
Ward	9	Area (ha)	0.4	Indicative Capacity	8	Sub HMA	Doon Valley			
LDP1 Ref	272H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	1	2	1	1	5	11/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	5	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	1	1	5	1	1	5	5	2	29/60	73/135
Ranking										
Overall Rank		194/230	Ward Rank			22/28		Settlement Rank		8/9
Stage 3										
<p>The site is located within reasonable walking distance of Dalmellington town centre. However, no interest had been expressed in retaining the site in LDP2 by the time of the site assessment process, and it is relatively further away from key services than other sites in the town. It was therefore considered to contribute to the LDP2 spatial strategy to a lesser extent than other sites in Dalmellington. It was consequently considered that the site should be retained within the settlement boundary so as to enable any forthcoming development, but that it should not be allocated it in the Plan.</p>										

DA-X3	Dalmellington			Corner of Ayr Road (B713) & B741						
Outcome	Not allocate									
Site Ref	DA-X3	Site name	Corner of Ayr Road (B713) & B741			Settlement	Dalmellington			
Ward	9	Area (ha)	4.6	Indicative Capacity	128	Sub HMA	Doon Valley			
LDP1 Ref		PIP Ref		MIR Ref	289MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		Yes		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	1	1	5	5	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2	2	5	1	5	1	18/35	5	5	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
2	2	1	5	1	1	5	2	2	33/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank			17/28	Settlement Rank			6/9
Stage 3										
<p>The site in question was submitted as part of the Main Issues Report consultation with the intention of securing allocation of miscellaneous or mixed use development, including hub & visitor and interpretive centre, footfall generating uses and small-scale housing. The site is located within reasonable walking distance of a range of services in Dalmellington, is previously developed land and did not score particularly poorly when assessed against the criteria of the site assessment process. However, almost the entirety of the site is the location of a Scheduled Monument (Bogton Loch Airfield); the site was added to the inventory in 2019. Most of the low-lying site is also at medium risk of flooding and, whilst the representation mentions that flooding has never to their knowledge taken place, it is considered that a precautionary approach should be taken. The site furthermore falls within an area at high risk of former coal mining activity. Consequently, in the context of the recommended retention of other residential sites within Dalmellington that collectively are capable of addressing the town's housing needs during the next plan period, it was considered that the site should not be allocated for residential purposes in LDP2.</p>										

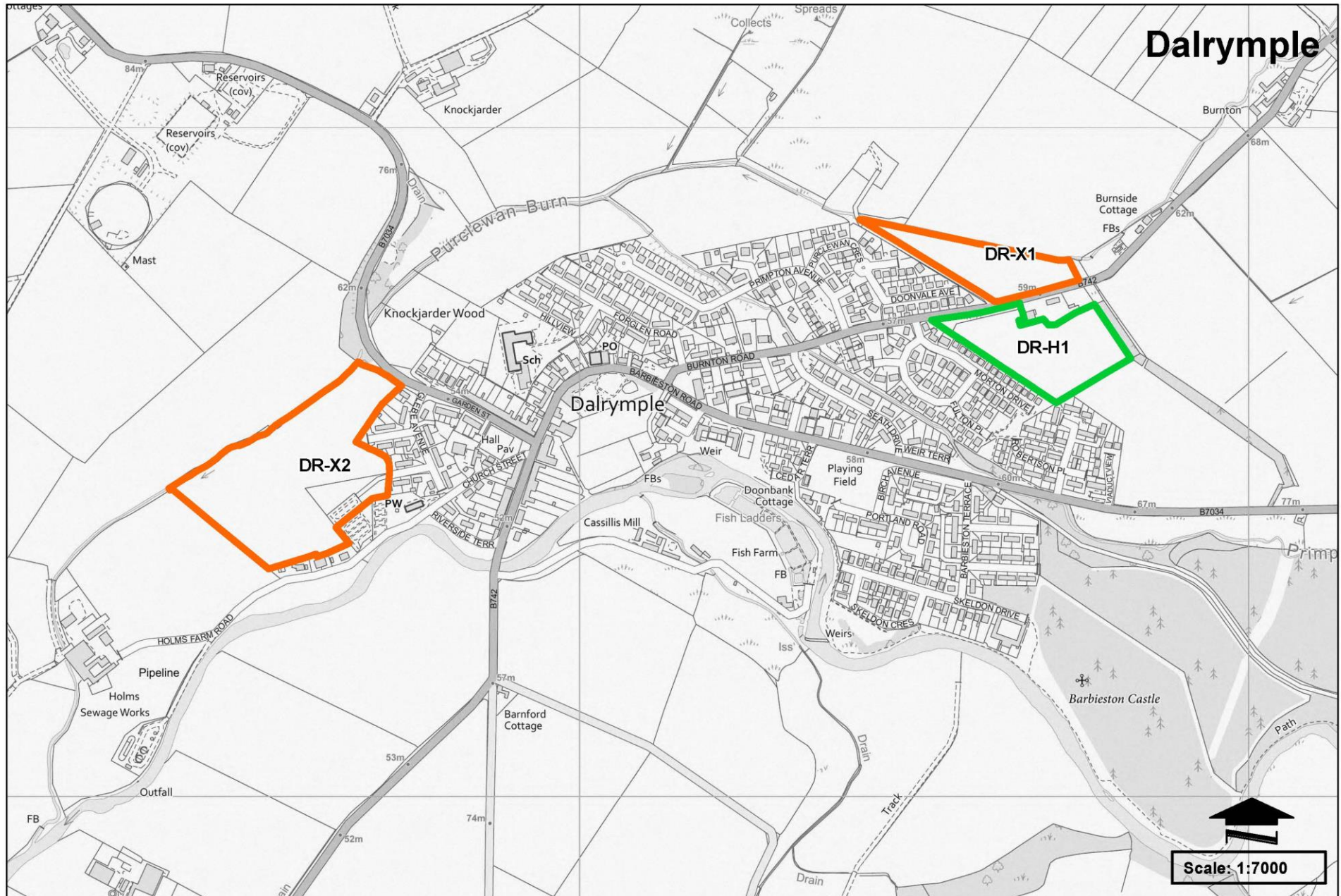
DA-X4	Dalmellington		Croft Street							
Outcome	Not allocate									
Site Ref	DA-X4	Site name	Croft Street				Settlement	Dalmellington		
Ward	9	Area (ha)	0.4	Indicative Capacity	11	Sub HMA	Doon Valley			
LDP1 Ref	077M	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	1	2	5	2	22/35	2	5	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	1	1	5	5	5	45/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank		8/28		Settlement Rank		4/9	
Stage 3										
<p>The site in question has been allocated as a miscellaneous opportunity site since at least 2010. The site is to some extent already built up and has recently been subject to piecemeal applications for residential and commercial development. Nevertheless, an opportunity exists to increase the density of residential dwellings within the site so as to make the most of its highly sustainable, town centre-adjacent location. Other uses may also be appropriate, therefore indicating that miscellaneous use would be preferential to solely residential use. The site is subject to some risk of flooding, however, it is anticipated that this could be addressed subject to Flood Risk Assessment and appropriate mitigation. It was therefore considered that it would be appropriate to retain it as a miscellaneous, rather than a residential site, so as to maximise the possibilities for potential reuse.</p>										

DA-H2	Dalmellington			Gateside Road						
Outcome	Allocate									
Site Ref	DA-H2	Site name	Gateside Road				Settlement	Dalmellington		
Ward	9	Area (ha)	3.9	Indicative Capacity	36	Sub HMA	Doon Valley			
LDP1 Ref	276H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	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	2	2	5	2	5	2	20/35	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	Sustainability of location	TOTAL SCORE
2	5	1	1	1	1	5	2	5	32/60	74/135
Ranking										
Overall Rank		182/230	Ward Rank			21/28	Settlement Rank		7/9	
Stage 3										
<p>The site is relatively distant from services in Dalmellington town centre compared to other sites within the town and performed relatively poorly against the criteria of the site assessment process. It is subject to flood risk and some coal mining risk. Nevertheless, the site was programmed to deliver 60 units before 2026 according to the 2020 Housing Land Audit. An application for residential development was pending consideration as of 22/04/21. It was therefore considered appropriate to retain it as an allocated residential site given such effectiveness.</p>										

DA-H3	Dalmellington		High Street							
Outcome	Allocate									
Site Ref	DA-H3	Site name	High Street				Settlement	Dalmellington		
Ward	9	Area (ha)	0.1	Indicative Capacity	4	Sub HMA	Doon Valley			
LDP1 Ref	078M	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	1	1	1	1	5	10/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	5	5	5	2	5	2	26/35	2	5	5
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	5	1	5	1	1	5	5	5	45/60	91/135
Ranking										
Overall Rank		65/230	Ward Rank		3/28		Settlement Rank		1/9	
Stage 3										
<p>The site in question has been allocated as a Miscellaneous opportunity site since at least 2010. The site was at the time of site assessment cleared and capable of accommodating a small number of residential units, preferably in the form of town houses or another type of unit built to a density similar to that of adjacent development. An opportunity exists to increase the density of residential dwellings within a town centre-adjacent location. The site is subject to some risk of flooding, however, it is anticipated that this could be addressed subject to Flood Risk Assessment and appropriate mitigation. It was therefore considered appropriate to allocate the site for residential uses in LDP2.</p>										

DA-X5	Dalmellington			Melling Terrace						
Outcome	Not allocate									
Site Ref	DA-X5	Site name	Melling Terrace				Settlement	Dalmellington		
Ward	9	Area (ha)	0.2	Indicative Capacity	6	Sub HMA	Doon Valley			
LDP1 Ref		PIP Ref		MIR Ref	182MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	5	5	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	5	5	5	5	5	2	32/35	2	2	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
5	2	1	1	1	1	5	5	2	29/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank			4/28	Settlement Rank			2/9
Stage 3										
<p>The site is sustainably located, within reasonable walking distance of a range of local services and performed relatively well against the criteria of the site assessment process. It is not subject to flood risk nor any other major constraints and would 'round off' an existing residential street. Nevertheless, following a site visit, levels within the site was considered to be problematic in terms of construction and the small number of units capable of being accommodated would have a limited impact on overall housing land requirements for the Doon Valley. It was not therefore considered appropriate to allocate the site in LDP2.</p>										

DA-X6	Dalmellington			Saw Mill							
Outcome	Future Housing Growth										
Site Ref	DA-X6	Site name	Saw Mill				Settlement	Dalmellington			
Ward	9	Area (ha)	1.7	Indicative Capacity	30	Sub HMA	Doon Valley				
LDP1 Ref	224H	PIP Ref		MIR Ref		CfSI Ref					
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity		
Yes		No		No			No		No		
Stage 2											
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value	
2	2/5	1	1	2	1	1	5	11/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
2	5	2	1	5	5	1	21/35	2	2	2	
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE	
2	2	1	5	1	1	5	5	5	33/60	72/135	
Ranking											
Overall Rank		200/230	Ward Rank		23/28		Settlement Rank		9/9		
Stage 3											
<p>Whilst this brownfield site is located within the settlement boundary, the site has been allocated since at least 2010 and has attracted little interest during that time. The site is subject to some contamination and some coal mining risk and is located further from the centre of Dalmellington and the services therein than other allocated sites in the town. The site is in the context of Dalmellington large and could accommodate around 30 dwellings. Should the adjacent DA-H1 and other sites in Dalmellington be developed, the site in question will be considered for potential allocation as part of the preparation of LDP3. The site has therefore been identified as a Future Housing Growth site.</p>											



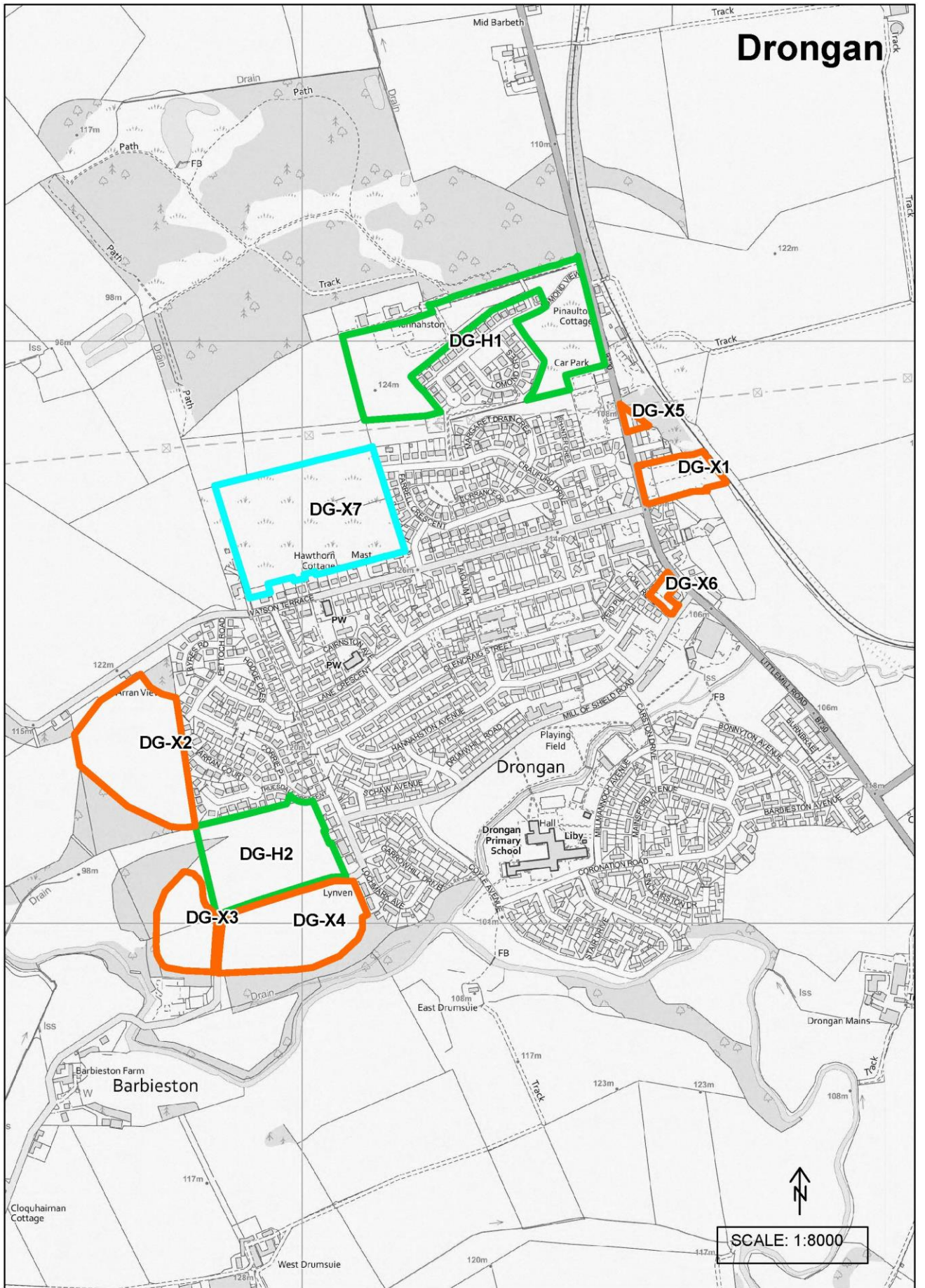
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DR-H1	Dalrymple		Burnton Road							
Outcome	Allocate									
Site Ref	DR-H1	Site name	Burnton Road				Settlement	Dalrymple		
Ward	9	Area (ha)	2.2	Indicative Capacity	55	Sub HMA	Doon Valley			
LDP1 Ref	278H	PIP Ref		MIR Ref	1MIR/222MIR	CfSI Ref	CfSI1B			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	5	2	5	5	5	5	32/35	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
1	5	1	1	2	2	5	5	2	29/60	82/135
Ranking										
Overall Rank		117/230	Ward Rank			12/28	Settlement Rank			1/3
Stage 3										
<p>The site in question is relatively distant from services in the centre of Dalrymple and was not programmed to deliver in the 2020 Housing Land Audit. It has been allocated since at least 2010. However, interest was expressed in its retention through Call for Sites, the owner of the site indicated that it is under offer from a developer, it is relatively free from constraints and landscape impact when compared to other sites suggested for Dalrymple. Dalrymple is a small settlement and it was considered appropriate to allocate a single site to accommodate a level of development that is less likely to have an adverse impact on local infrastructure than inclusion of multiple sites. In general terms, the site is considered less problematic for inclusion than each of the other sites suggested and, as such, it was considered appropriate to retain it as an allocated site.</p>										

DR-X1	Dalrymple		Burnton Road North							
Outcome	Not allocate									
Site Ref	DR-X1	Site name	Burnton Road North				Settlement	Dalrymple		
Ward	9	Area (ha)	1.5	Indicative Capacity	41	Sub HMA	Doon Valley			
LDP1 Ref		PIP Ref		MIR Ref	1MIR	CfSI Ref	CfSI1A			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		Yes		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
2	2/5	1	1	1	5	5	5	18/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
2	2*	2	5	5	2	5	23/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	5	5	32/60	80/135
Ranking										
Overall Rank		127/230	Ward Rank			14/28	Settlement Rank			2/3
Stage 3										
<p>The site in question is relatively well screened and sits low in the landscape, thereby reducing visual impact. It is within reasonable walking distance of services in the centre of Dalrymple. Nevertheless, almost the entirety of the site is subject to flood risk and the land itself is low-lying and marshy in character. As such, and in the context of the preferential suitability of adjacent DR-H1, it was not considered appropriate to allocate the site in LDP2.</p>										

*Amendment to 'Biodiversity'

DR-X2	Dalrymple		Farm Road							
Outcome	Not allocate									
Site Ref	DR-X2	Site name	Farm Road				Settlement	Dalrymple		
Ward	9	Area (ha)	5.3	Indicative Capacity	147	Sub HMA	Doon Valley			
LDP1 Ref		PIP Ref	PIP12	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	2	2	5	5	2	5	23/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	1	2	2	5	2	1	25/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank			24/28	Settlement Rank		3/3	
Stage 3										
<p>The site in question is within reasonable walking distance of services in the centre of Dalrymple and is capable of linking into adjacent existing development. Nevertheless, its impact in landscape terms is considered to be greater than other sites proposed for Dalrymple and it was considered unsuitable for allocation according to a landscape impact study commissioned by the Council. Therefore, in the context of the suitability of Burnton Road South (DR-H1) and its sufficient contribution in terms of number of units allocated, it was not considered appropriate to allocate the site in LDP2.</p>										



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DG-X1	Drongan		Garage Littlemill Road							
Outcome	Not allocate									
Site Ref	DG-X1	Site name	Garage Littlemill Road				Settlement	Drongan		
Ward	9	Area (ha)	0.8	Indicative Capacity	24	Sub HMA	Cumnock			
LDP1 Ref	292H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	1	5	5	1	27/35	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
1	5	1	5	5	1	5	5	5	41/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank			4/28	Settlement Rank			3/9
Stage 3										
<p>No interest had been expressed in the development of the site since its allocation as part of the 2010 Local Plan at the time of site assessment and no interest was been expressed through call for sites in its retention as part of LDP2. The site performed well against the criteria of the site assessment framework and is generally better located than other proposed sites. However, the site is relatively small and its inclusion would not contribute greatly to the overall supply of new homes in the Cumnock Sub Housing Market Area. The site may be subject to risk from past mining activity. On that basis, it was considered appropriate to retain the land within the Drongan settlement boundary but to deallocate the site.</p>										

DG-X2	Drongan		Land at Water of Coyle A							
Outcome	Not allocate									
Site Ref	DG-X2	Site name	Land at Water of Coyle A				Settlement	Drongan		
Ward	9	Area (ha)	3.5	Indicative Capacity	97	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP17.1	MIR Ref	121MIR	CfSI Ref	CfSI26			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	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	Sustainability of location	TOTAL SCORE
1	2	1	1	5	1	5	1	2	24/60	67/135
Ranking										
Overall Rank		220/230	Ward Rank			27/28	Settlement Rank			8/9
Stage 3										
<p>Each of the sites titled Land at Water of Coyle A, B and C respectively (DG-X2, DG-X3 and DG-X4) was considered to constitute a substantial extension of the Drongan settlement boundary. Each site would to a greater or lesser degree result in adverse a landscape impact according to site visits by officers and a landscape impact study commissioned by the Council. All are located further from services and facilities than other comparator sites in Drongan. The sites performed poorly when assessed against the criteria of the site assessment process, on an East Ayrshire-wide, ward and settlement-based scale. It was therefore proposed that two other sites in Drongan (DG-H1 and DG-H2) with a combined potential capacity of more than 140 units should be allocated based on either an established consent or more suitable characteristics for development. On that basis it was not considered appropriate to allocate sites DG-X2, DG-X3 or DG-X4.</p>										

DG-X3	Drongan		Land at Water of Coyle B								
Outcome	Not allocate										
Site Ref	DG-X3	Site name	Land at Water of Coyle B				Settlement	Drongan			
Ward	9	Area (ha)	1.4	Indicative Capacity	39	Sub HMA	Cumnock				
LDP1 Ref		PIP Ref	PIP17.2	MIR Ref	121MIR	CfSI Ref	CfSI26				
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA		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	1	2	5	5	2	2	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	Sustainability of location	TOTAL SCORE	
1	2	1	1	5	1	5	2	1	24/60	67/135	
Ranking											
Overall Rank		220/230	Ward Rank		27/28	Settlement Rank		8/9			
Stage 3											
<p>Each of the sites titled Land at Water of Coyle A, B and C respectively (DG-X2, DG-X3 and DG-X4) was considered to constitute a substantial extension of the Drongan settlement boundary. Each site would to a greater or lesser degree result in adverse a landscape impact according to site visits by officers and a landscape impact study commissioned by the Council, albeit with a slightly lesser impact in the case of site A. All are located further from services and facilities than other comparator sites in Drongan. The sites performed poorly when assessed against the criteria of the site assessment process, on an East Ayrshire-wide, ward and settlement-based scale. In a consultation response, Scottish Wildlife Trust opposed the allocation of site DG-X3 on the basis that it lies outwith the settlement boundary and would extend the built-up are closer to the Water of Coyle and the Water of Coyle/Drongan Wood LNCS. It was therefore proposed that two other sites in Drongan (DG-H1 and DG-H2) with a combined potential capacity of more than 140 units should be allocated based on either an established consent or more suitable characteristics for development. On that basis it was not considered appropriate to allocate sites DG-X2, DG-X3 or DG-X4.</p>											

DG-X4	Drongan		Land at Water of Coyle C							
Outcome	Not allocate									
Site Ref	DG-X4	Site name	Land at Water of Coyle C				Settlement	Drongan		
Ward	9	Area (ha)	2.9	Indicative Capacity	80	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP17.3	MIR Ref	121MIR	CfSI Ref	CfSI26			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	1	2	5	5	2	2	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	Sustainability of location	TOTAL SCORE
1	5	1	1	5	1	5	1	1	26/60	69/135
Ranking										
Overall Rank		215/230	Ward Rank			26/28	Settlement Rank			7/9
Stage 3										
<p>Each of the sites titled Land at Water of Coyle A, B and C respectively (DG-X2, DG-X3 and DG-X4) was considered to constitute a substantial extension of the Drongan settlement boundary. Each site would to a greater or lesser degree result in adverse a landscape impact according to site visits by officers and a landscape impact study commissioned by the Council, albeit with a slightly lesser impact in the case of site A. All are located further from services and facilities than other comparator sites in Drongan. The sites performed poorly when assessed against the criteria of the site assessment process, on an East Ayrshire-wide, ward and settlement-based scale. In a consultation response, Scottish Wildlife Trust opposed the allocation of site DG-X3 on the basis that it lies outwith the settlement boundary and would extend the built-up are closer to the Water of Coyle and the Water of Coyle/Drongan Wood LNCS. It was therefore proposed that two other sites in Drongan (DG-H1 and DG-H2) with a combined potential capacity of more than 140 units should be allocated based on either an established consent or more suitable characteristics for development. On that basis it was not considered appropriate to allocate sites DG-X2, DG-X3 or DG-X4.</p>										

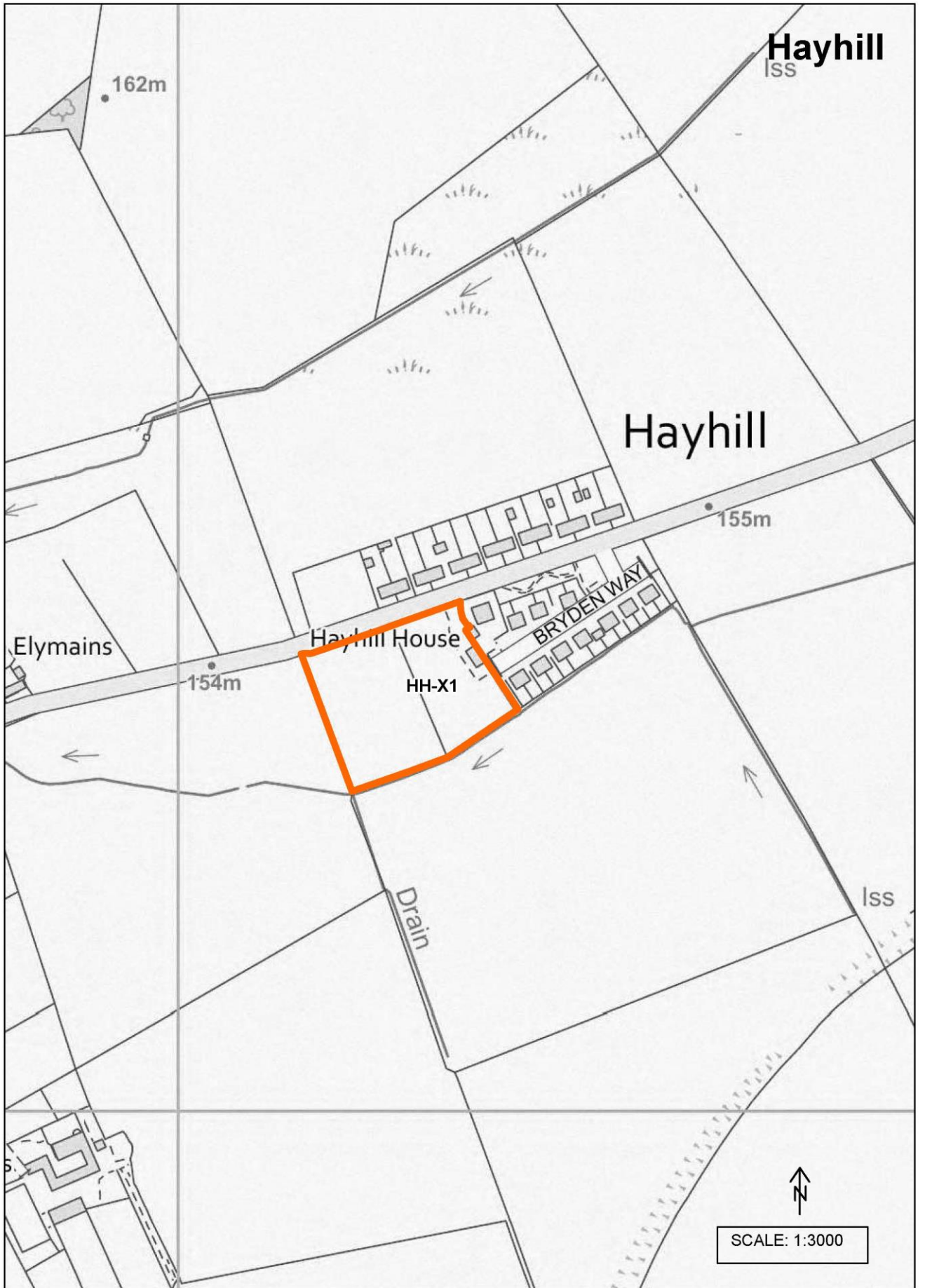
DG-X5	Drongan		Littlemill Road (E)							
Outcome	Not allocate									
Site Ref	DG-X5	Site name	Littlemill Road (E)				Settlement	Drongan		
Ward	9	Area (ha)	0.1	Indicative Capacity	3	Sub HMA	Cumnock			
LDP1 Ref	403H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	5	5	1	5	5	1	27/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	5	1	5	5	5	38/60	94/135
Ranking										
Overall Rank		49/230	Ward Rank			2/28	Settlement Rank			2/9
Stage 3										
An application for the erection of a dwelling house within the site was approved in 2017 and through the undertaking of a site visit it was anticipated that the house would be completed prior to the adoption of LDP2. On that basis, and given the small scale of the site, it was not considered appropriate to carry it forward to LDP2.										

DG-X6	Drongan		Littlemill Road (W)								
Outcome	Not allocate										
Site Ref	DG-X6	Site name	Littlemill Road (W)				Settlement	Drongan			
Ward	9	Area (ha)	0.1	Indicative Capacity	6	Sub HMA	Cumnock				
LDP1 Ref		PIP Ref		MIR Ref		CfSI Ref					
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity		
Yes		No		No			No		No		
Stage 2											
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value	
5	5/5	1	1	5	1	5	5	18/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
5	5	5	5	5	5	1	31/35	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	
1	5	1	5	5	1	5	5	5	41/60	100/135	
Ranking											
Overall Rank		24/230	Ward Rank			1/28	Settlement Rank		1/9		
Stage 3											
An application for the development of the site for residential purposes was approved in 2020. The site performs well against the criteria of the site assessment process. However, it was determined through the preparation of the 2021 Housing Land Audit and consultation with the site owner and the Development Management service that the small site would likely be developed either prior to the adoption of LDP2 in 2023 or very shortly thereafter. The site lies within the settlement boundary and will retain consent until such time as it expires. It was therefore considered unnecessary to allocate the site in LDP2.											

DG-H1	Drongan		Martnaham Way							
Outcome	Allocate									
Site Ref	DG-H1	Site name	Martnaham Way				Settlement	Drongan		
Ward	9	Area (ha)	3.7	Indicative Capacity	88	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP16	MIR Ref	121MIR	CfSI Ref	CfSI24			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity	
Yes		No		No			No		No	
Stage 2										
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value
5	5/5	1	1	2	5	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	1	18/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	2	1	2	5	1	5	5	2	29/60	76/135
Ranking										
Overall Rank		167/230	Ward Rank			17/28	Settlement Rank			6/9
Stage 3										
<p>Interest in the allocation of the site in question was expressed through the call for sites process. It was considered during the site selection process that the location and arrangement of the current adjacent group of housing appears somewhat incongruous and that development of the site would result in a natural completion of the housing. The site is within walking distance by footway of a range of services and facilities in the centre of Drongan and is relatively free from constraints. A landscape impact study commissioned by the Council indicates that the area within which development would take place would have no adverse landscape impact and the impression from a site visit was that any development would have no more impact than the existing adjacent development. On the basis of these positive characteristics and the interest expressed in the site's allocation, it was considered appropriate to allocate the site in LDP2.</p>										

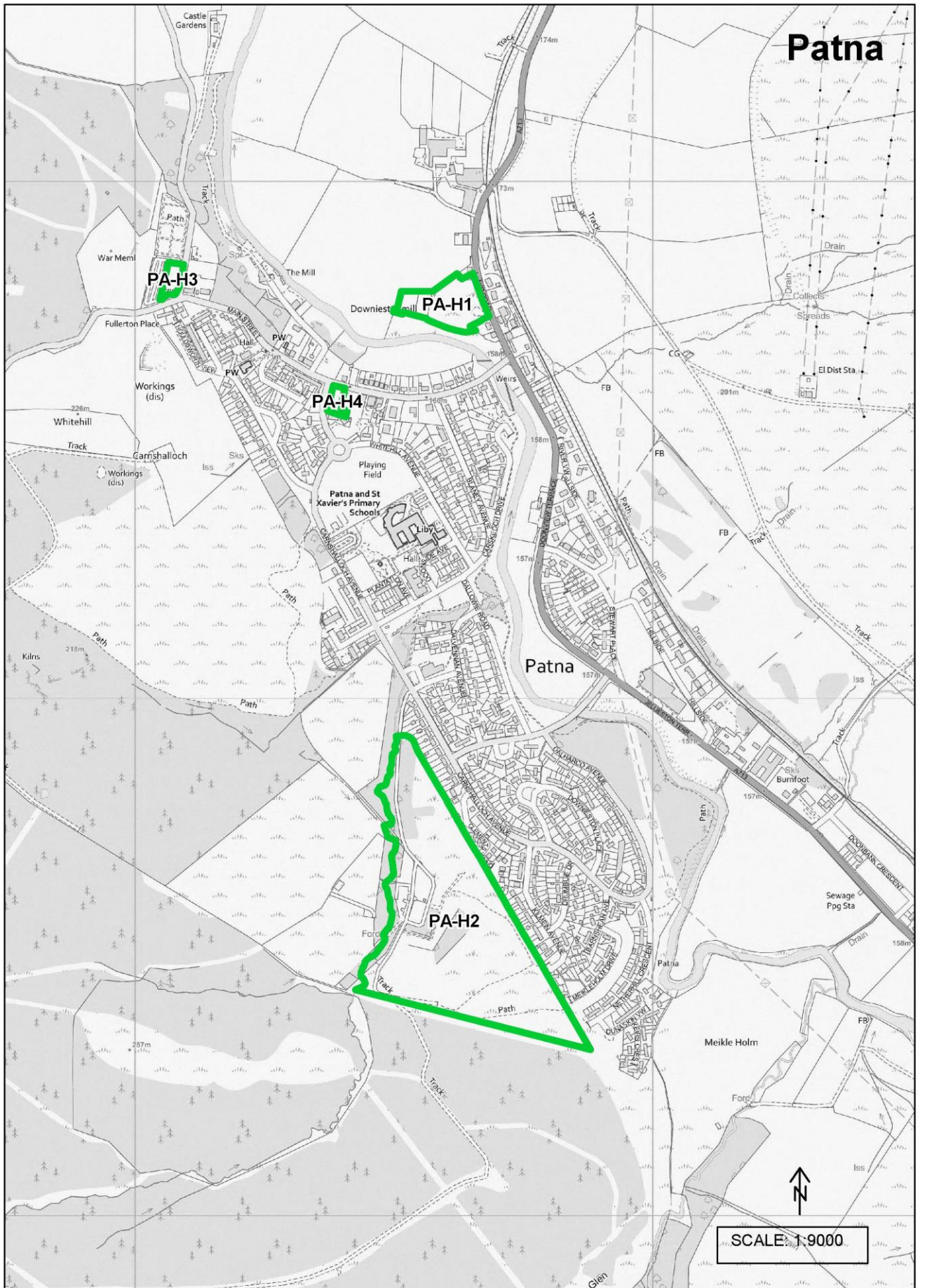
DG-H2	Drongan		Mill O'Shield Road							
Outcome	Allocate									
Site Ref	DG-H2	Site name	Mill O'Shield Road				Settlement	Drongan		
Ward	9	Area (ha)	3.2	Indicative Capacity	60	Sub HMA	Cumnock			
LDP1 Ref	273H	PIP Ref	PIP15	MIR Ref	121MIR	CfSI Ref	CfSI25			
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	5	1	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	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
1	5	1	1	5	1	5	5	5	34/60	89/135
Ranking										
Overall Rank		74/230	Ward Rank			4/28	Settlement Rank			3/9
Stage 3										
A consent to develop the site was granted in February 2021. It has therefore been demonstrated that the site is effective and, on that basis of the anticipated completion of dwellings after the adoption of the Plan in 2023, it was considered appropriate to allocate the site in LDP2.										

DG-X7	Drongan		Watson Terrace							
Outcome	Future Housing Growth									
Site Ref	DG-X7	Site name	Watson Terrace				Settlement	Drongan		
Ward	9	Area (ha)	5.3	Indicative Capacity	95	Sub HMA	Cumnock			
LDP1 Ref	289H	PIP Ref		MIR Ref	109MIR	CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA		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	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
1	5	1	1	5	1	5	5	5	34/60	78/135
Ranking										
Overall Rank		147/230	Ward Rank		16/28	Settlement Rank		5/9		
Stage 3										
<p>The site in question was promoted through the call for sites process and the party that made the submission indicated that a local house builder had expressed some interest. However, the site was allocated in the 2010 Local Plan and 2017 Local Development Plan and no application for development had been approved by the time of the site assessment process in 2021 (an application for development of 126 homes was made in 2006 but subsequently withdrawn). Nevertheless, the site performed reasonably well against the criteria of the site assessment process and a landscape impact study commissioned by the Council indicates that the area is suitable for residential development. It was therefore considered prudent not to allocate the site for residential development in LDP2 but to await the completion of sites DG-H1 and DG-H2 and then consider the potential to allocate the site in LDP3. The site has therefore been identified as a Future Housing Growth area.</p>										



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HH-X1	Hayhill		Hayhill West							
Outcome	Not allocate									
Site Ref	HH-X1	Site name	Hayhill West				Settlement	Hayhill		
Ward	9	Area (ha)	1.0	Indicative Capacity	27	Sub HMA	Cumnock			
LDP1 Ref		PIP Ref	PIP26	MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	5	2	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	5	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	1	1	1	5	2	2	22/60	70/135
Ranking										
Overall Rank		209/230	Ward Rank			24/28	Settlement Rank		1/1	
Stage 3										
The site has received consent for development and it was assessed during the site appraisal process that completions would likely take place prior to the adoption of LDP2. On that basis it was not considered necessary to allocate the site.										



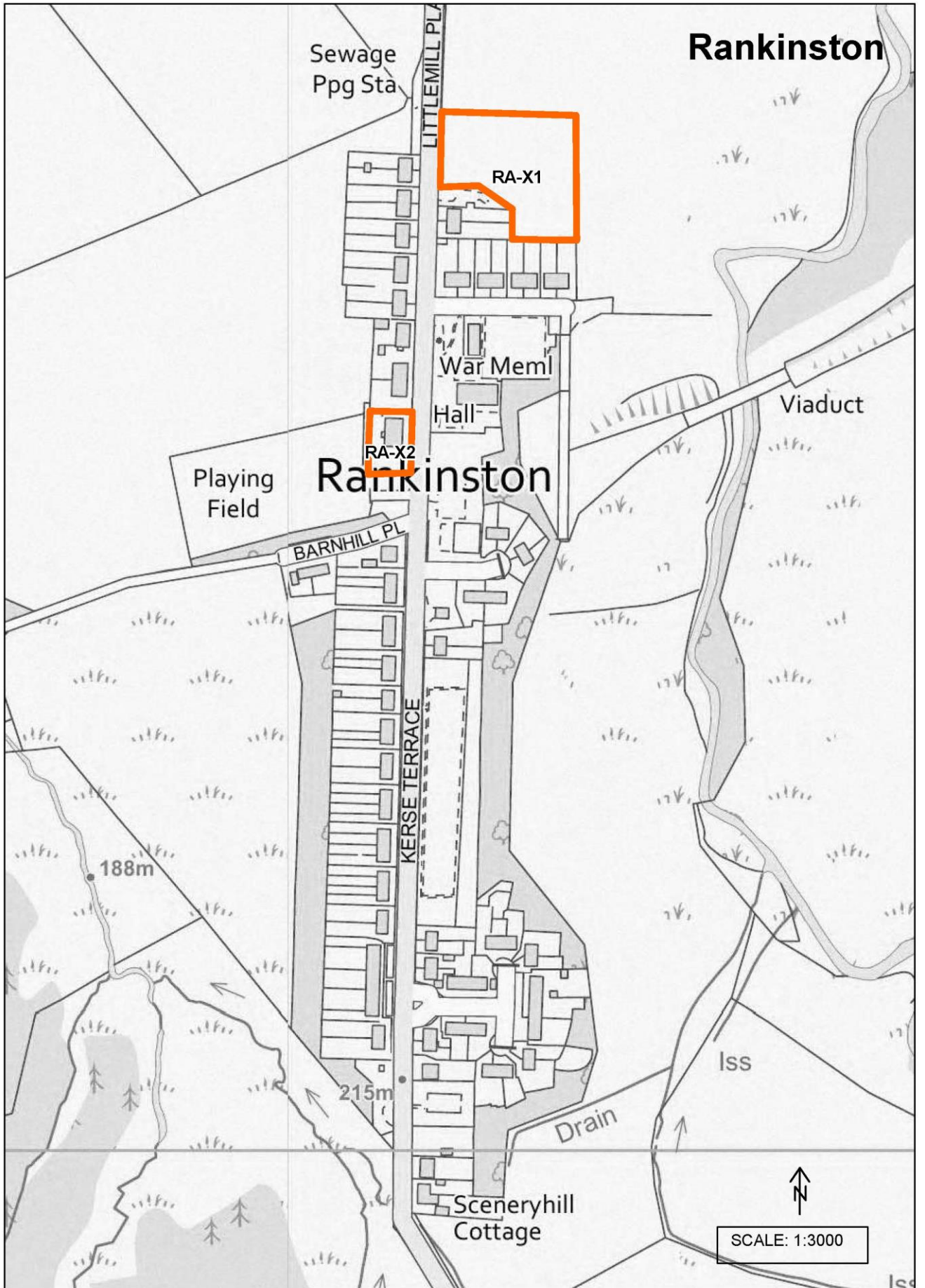
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PA-H1	Patna		Ayr Road							
Outcome	Allocate									
Site Ref	PA-H1	Site name	Ayr Road				Settlement	Patna		
Ward	9	Area (ha)	1.2	Indicative Capacity	17	Sub HMA	Doon Valley			
LDP1 Ref	435H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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
5	2	5	1	5	2	1	21/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	5	1	5	2	1	5	5	2	32/60	75/135
Ranking										
Overall Rank		179/230	Ward Rank			19/28	Settlement Rank		4/4	
Stage 3										
<p>Whilst an application for 15 units was approved in 2018 and was extant at the time of the site assessment process, the applicant indicated through the Housing Land Audit 2020 process that they did not intend to develop at that time. Nevertheless, the site is located on Ayr Road, the main north-south artery through the settlement and is therefore suitably located in terms of access to local services. The site is subject to some risk of flooding, however, it was confirmed through the aforementioned approval that this could be addressed subject to Flood Risk Assessment and appropriate mitigation. As such, it was considered appropriate to retain the allocation in LDP2.</p>										

PA-H2	Patna		Carskeoch Caravan Site								
Outcome	Allocate										
Site Ref	PA-H2	Site name	Carskeoch Caravan Site				Settlement	Patna			
Ward	9	Area (ha)	11.4	Indicative Capacity	40	Sub HMA	Doon Valley				
LDP1 Ref	351H	PIP Ref		MIR Ref		CfSI Ref					
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			Ancient/Native Woodland		Site capacity		
Yes		No		No			No		No		
Stage 2											
Meets spatial strategy	Contribution To Spatial Strategy	Programmed in Housing Land Audit	Marketability score	Planning consent for housing	Interest expressed at Call for Sites	Length of time allocated	Examination report 2016 comments	Site viability and marketability	Recreation value of site	Open space & recreation value	
2	2/5	1	1	2	1	1	5	11/30	5	5/5	
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP	
5	2	2	5	5	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	Sustainability of location	TOTAL SCORE	
1	5	1	5	2	1	5	2	2	35/60	79/135	
Ranking											
Overall Rank		140/230	Ward Rank		15/28	Settlement Rank			3/4		
Stage 3											
<p>Although somewhat constrained by levels and various other factors, the site in question was considered suitable to allocate in LDP2 in that it is within walking distance of services in the centre of Patna, including some shops, the primary school and health centre. An approval for matters specified in conditions associated with application 14/0473/PP was pending consideration at the time of the site assessment process and was indication that interest in developing the site exists. It was considered necessary in the context of the housing land requirement in Doon Valley to reduce the number of units allocated within the site compared to that presented in the 2017 LDP from 160 units to 40 units. Should it emerge that development is underway after the adoption of LDP2, site capacity will be reviewed ahead of LDP3 with a view to the allocation of additional units.</p>											

PA-H3	Patna		Cemetery Road							
Outcome	Allocate									
Site Ref	PA-H3	Site name	Cemetery Road				Settlement	Patna		
Ward	9	Area (ha)	0.2	Indicative Capacity	6	Sub HMA	Doon Valley			
LDP1 Ref	350H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	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	5	5	5	5	2	1	28/35	2	1	2
Distance to EAC TC/NC (P-LDP)	Distance to bus stop	Distance to train station	Previously developed land	Urban/rural classification	Distance to key town centres	Carbon and peatland	Visual amenity	Landscape study	Sustainability of location	TOTAL SCORE
1	2	1	5	2	1	5	5	5	32/60	81/135
Ranking										
Overall Rank		122/230	Ward Rank			13/28	Settlement Rank			2/4
Stage 3										
<p>Whilst an application for 6 units was approved in 2017, permission had expired by the time of the site assessment process and the applicant has indicated through the Housing Land Audit 2020 process that they did not intend to develop at that time. Nevertheless, the site is located within the settlement boundary, is previously developed in nature and is of a small scale suitable for development in the context of the Doon Valley. The site was considered suitable in that it is within walking distance of services in the centre of Patna, including some shops, the primary school and health centre. It was therefore considered appropriate to retain the allocation in LDP2.</p>										

PA-H4	Patna		Main Street								
Outcome	Allocate										
Site Ref	PA-H4	Site name	Main Street				Settlement	Patna			
Ward	9	Area (ha)	0.1	Indicative Capacity	5	Sub HMA	Doon Valley				
LDP1 Ref	432H	PIP Ref		MIR Ref		CfSI Ref					
Stage 1											
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	2	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	
1	5	1	5	2	1	5	5	5	35/60	86/135	
Ranking											
Overall Rank		95/230	Ward Rank		10/28	Settlement Rank			1/4		
Stage 3											
<p>The brownfield site has received little interest since it was allocated as part of the 2017 LDP. Nevertheless, the compact site is located within the settlement boundary, is previously developed in nature and is of a small scale suitable for development in the context of the Doon Valley. The site was considered suitable for allocation in that it is within reasonable walking distance of services in the centre of Patna, including some shops, the primary school and health centre. As such, it was considered appropriate to retain the allocation in LDP2.</p>											



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RA-X1	Rankinston		Littlemill Place (1)							
Outcome	Not allocate									
Site Ref	RA-X1	Site name	Littlemill Place (1)				Settlement	Rankinston		
Ward	9	Area (ha)	0.6	Indicative Capacity	15	Sub HMA	Cumnock			
LDP1 Ref	341H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	1	1	5	11/30	5	5/5
Flood risk	Biodiversity	Capability for Agriculture	Land and water contamination	Heritage Assets	Landscape Character & Townscape	Coal mining risk assessments	Non-absolute constraints	Distance to primary school	Distance to secondary school	Distance to health centre or GP
5	2	5	5	5	5	2	29/35	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	1	5	5	5	29/60	75/135
Ranking										
Overall Rank		179/230	Ward Rank			19/28	Settlement Rank		2/2	
Stage 3										
<p>The site in question has been part of the Council's allocated housing land supply for more than twenty years and had attracted no interest by the time of the site assessment process. The site did not have an extant planning consent and no interest was expressed as part of the call for sites process. Rankinston is an isolated settlement and, after some discussion, it was considered more appropriate to direct population and settlement growth towards settlements elsewhere in the Cumnock Sub Housing Market Area that are more capable of accommodating sustainable growth. It was therefore not considered appropriate to retain the allocation in LDP2. The site will however remain within the Rankinston settlement boundary and any residential development therein would be considered acceptable subject to assessment against the policies of LDP2.</p>										

RA-X2	Rankinston		Littlemill Place (2)							
Outcome	Not allocate									
Site Ref	RA-X2	Site name	Littlemill Place (2)				Settlement	Rankinston		
Ward	9	Area (ha)	0.1	Indicative Capacity	4	Sub HMA	Cumnock			
LDP1 Ref	353H	PIP Ref		MIR Ref		CfSI Ref				
Stage 1										
Proximity to settlement		Significant Flood Risk		SPA/SAC/SSSI/ESA			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	1	1	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	5	5	5	5	5	1	31/35	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	1	5	5	5	33/60	88/135
Ranking										
Overall Rank		82/230	Ward Rank			8/28	Settlement Rank		1/2	
Stage 3										
<p>The site in question has been part of the Council's allocated housing land supply for more than twenty years. Whilst the site was subject to planning consent around a decade ago and a derelict pub on site has since been demolished, a site visit revealed that no work had taken place and no interest was expressed in the allocation of the site as part of the call for sites process. Rankinston is an isolated settlement and it is considered more appropriate to direct population and settlement growth towards settlements elsewhere in the Cumnock Sub Housing Market Area that are more capable of accommodating sustainable growth. It was therefore not considered appropriate to retain the allocation in LDP2. The site will however remain within the Rankinston settlement boundary and any residential development therein would be considered acceptable subject to assessment against the policies of LDP2.</p>										