

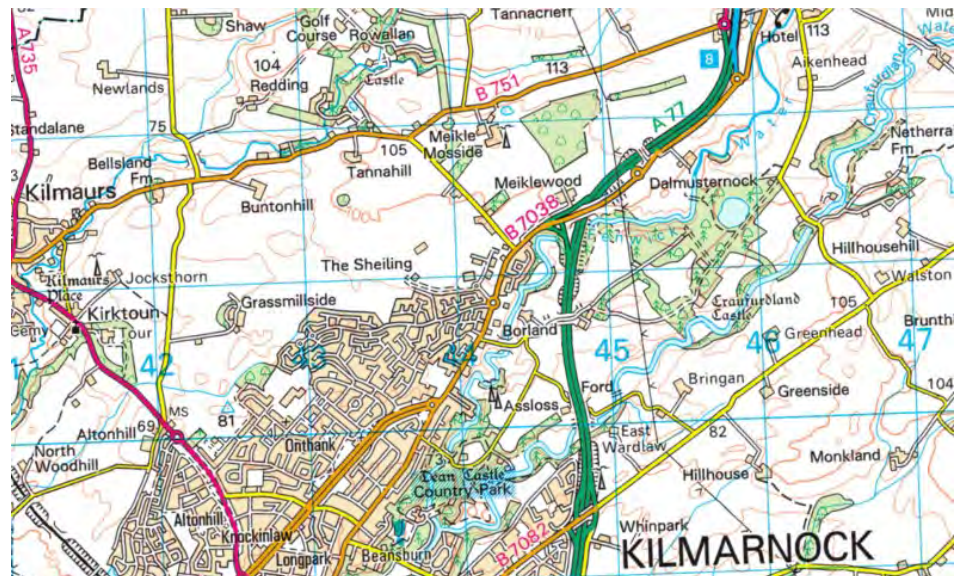
Land at Kilmarnock North Stage 1 Feasibility Assessment of Economic and Commercial Development Potential

Prepared on behalf of Graham + Sibbald LLP

Prepared for East Ayrshire Council

Date of Report: February 2022

Our Ref: KMcG/2021/07/0030





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1.00 Introduction

1.01 Graham + Sibbald LLP (G+S) has been appointed by East Ayrshire Council to investigate and assess the economic and commercial development potential in the Kilmarnock North area.

1.02 The aim of this assessment is to identify if the location has development potential and if there are marketable development opportunities that can be realised in the next 10 – 15 years. The assessment identifies and examines development constraints and provides an outline of the infrastructure required to enable the area to reach its full development potential for the proposed uses within this timeframe. Funding options to kick-start development opportunities within the current market and delivery mechanisms have been identified.

1.03 The purpose of the assessment is to identify the potential for new economic development within the immediate Kilmarnock North area. The remit of the assessment is to identify if potential economic and commercial development opportunities can be delivered in this area and if there is market demand for these uses. The suitability of the Kilmarnock North area for alternative uses, such as housing, has not been considered as part of the scope of this assessment.

1.04 The scope of this assessment is to consider the feasibility of delivering commercial and economic development at Kilmarnock North. Graham + Sibbald prepared a separate feasibility report to assess the economic development potential at land around Bellfield Interchange, Kilmarnock (April 2020). Graham + Sibbald has also prepared a Brief Assessment of Site Location Options for the Proposed Ayrshire Manufacturing Investment Corridor (AMIC) Innovation Centre (February 2022). In February 2021 Avison Young undertook a Review of Business and Industrial Land Supply in East Ayrshire. In February 2022, Atkins Global prepared a Modelling Impacts Technical Note to assess the traffic and transportation impacts associated with the proposed development allocations in the emerging Local Development Plan 2 (LDP2). This Report should be read in the context of the wider assessments and reviews commissioned by East Ayrshire Council and relevant place-based requirements identified within these assessments.

Scope of Assessment

1.05 East Ayrshire Council's identified scope of this assessment is as follows:

- Identify and analyse constraints and highlight key land within the study area that has the greatest potential for economic and commercial development;
- Identify mitigation opportunities for constrained land within the study area in order to maximise the amount of available developable land;
- Assess potential land uses, utilising all available information on current planning policy and land use demand (including Local Development Plan 2 (LDP2)) call for Priorities, Issues and Proposals information, against current market conditions;
- Consider the potential for public and private infrastructure improvements within the area;
- Contrast land availability with preferred end uses and potential infrastructure improvements ensuring compatibility;
- Identify land availability;
- Identify market demand for commercial and economic uses; and



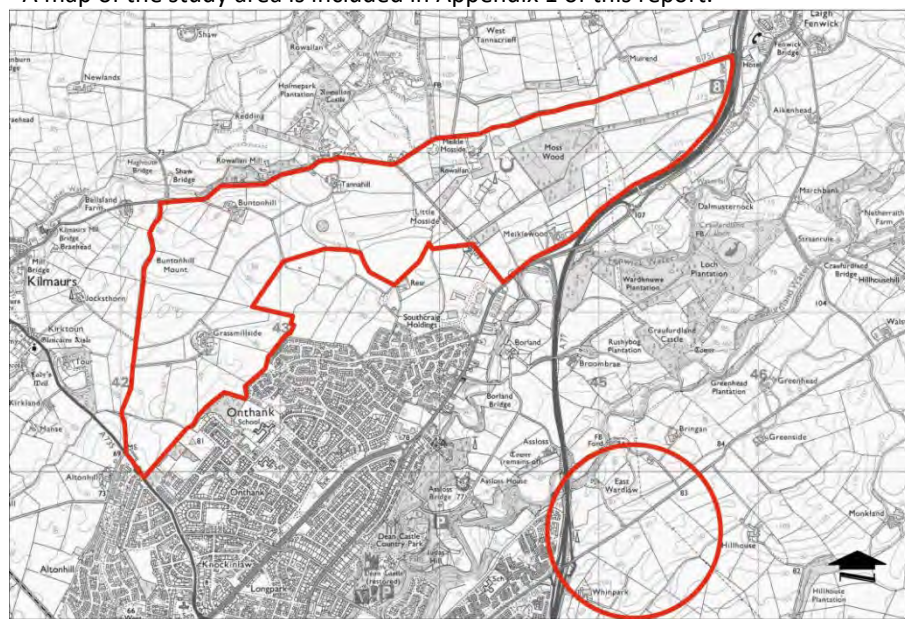
- Identify place-based requirements to assist in attracting economic and commercial development taking cognisance of previous studies commissioned by East Ayrshire Council, which will be provided to the successful consultant.

1.06 In April 2020, G+S was instructed by East Ayrshire Council to prepare a Stage 1 Assessment of potential development options at land around Bellfield Interchange. The purpose of the Stage 1 Assessment was to identify logically prioritised options that can take advantage of the development potential at Bellfield Interchange. The Stage 1 Assessment identified site constraints and mitigation measures required to support development and identified development options that would support economic growth and job creation within East Ayrshire, within the context of the Ayrshire Growth Deal (AGD).

1.07 The AGD includes the delivery of an Ayrshire Manufacturing Investment Corridor (AMIC) in Kilmarnock. The scope of the Bellfield Interchange Stage 1 Assessment included an assessment of the suitability of land at Bellfield Interchange to accommodate an innovation hub facility for the AMIC.

1.08 This assessment of the Kilmarnock North area, will also consider the suitability of this location for the AMIC innovation hub.

1.09 The extent of the study area for this assessment is shown on the map extract below. A map of the study area is included in Appendix 1 of this report.



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1.10 G+S has also prepared a separate high-level report to compare Kilmarnock North, Bellfield Interchange and other site locations identified by East Ayrshire Council as potentially suitable sites to accommodate the AMIC Ayrshire Growth Deal project. Preparation of this separate comparative site analysis document was a commitment that EAC made as part of the AGD Heads of Terms document signed by the 3 Ayrshire Councils and the UK and Scottish Governments.

Project Team

1.11 This Report has been delivered by a multi-disciplinary project team led by G+S. The table below lists the consultants involved in undertaking this assessment and their roles and responsibilities.



Consultant	Roles and Responsibilities
Graham + Sibbald	Project Lead Provision of commercial development and planning consultancy advice. Undertaking market assessment and engagement with key stakeholders
Waterman Infrastructure + Environment Ltd	Engineering and transport consultancy advice. Assessment of baseline site constraints and physical constraints/mitigation requirements associated with each identified option
Ekosgen	Economic consultancy advice. Provision of baseline economic review.

Stage 1 Feasibility Assessment Report Format

1.12

This Stage 1 Feasibility Assessment Report comprises of the following sections:

- Section 2: Planning Position
- Section 3: Land Ownership Overview
- Section 4: Site Analysis
- Section 5: Baseline Economic Position
- Section 6: Assessment of Development Options and Market Review
- Section 7: Funding and Delivery Opportunities
- Section 8: Summary and Recommendations



2.00 Planning Position

2.01 This section of the report contains a summary of the current local planning policy position for Kilmarnock North, that is set out within the Adopted East Ayrshire Local Development Plan (LDP) 2017. This section also contains a review of the Main Issues Report (MIR) associated with the preparation of the second LDP for East Ayrshire and the sites promoted as development opportunities during the MIR consultation.

Adopted East Ayrshire Local Development Plan 2017

2.02 The East Ayrshire Local Development Plan (LDP) was adopted in April 2017. The LDP sets out how the Council wants to see East Ayrshire develop over the next 10-20 years. The LDP takes a proactive look at how the Council can create more successful places.

2.03 Paragraph 2.2 of the LDP identifies the following vision for East Ayrshire:

“East Ayrshire will be a desirable place in which to live, work, invest and visit. It will have a buoyant, sustainable economy with varied and plentiful employment opportunities and pleasant, well designed and affordable places to live. It will contribute to providing a low carbon economy through the use of renewable energy technologies. Its town centres will provide an attractive, welcoming focus for living, shopping, working and leisure.

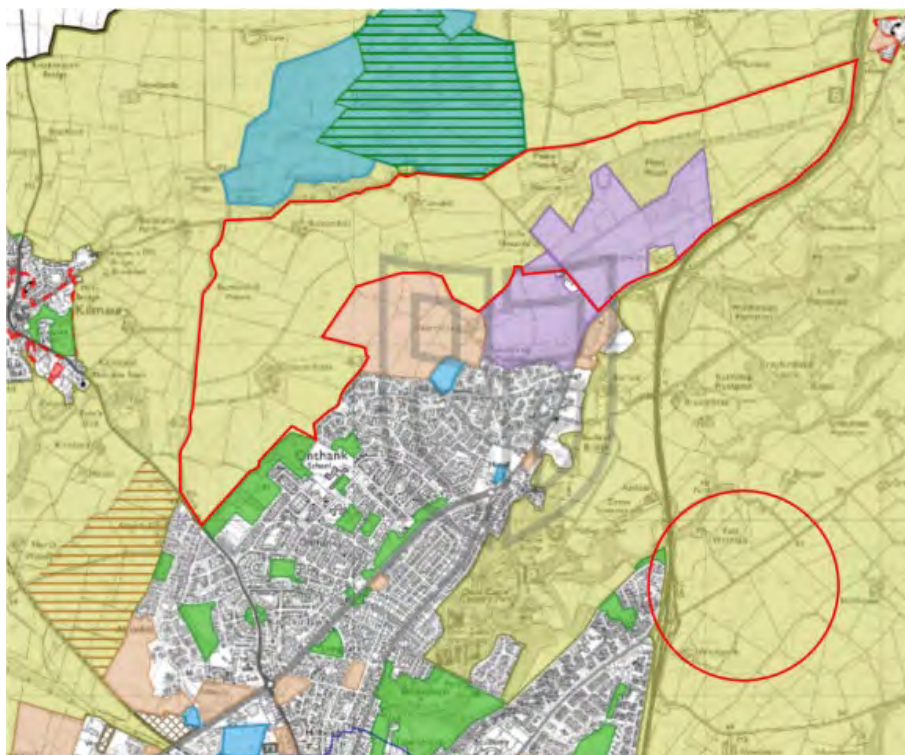
East Ayrshire will have capitalised on its rich heritage, its quality historic built and natural environment and its close proximity and excellent road and rail links to Glasgow. This transformation will have taken place in a sustainable manner, ensuring that a careful balance is struck between economic growth and protecting the environment.

Above all, it will be a competitive place offering a good quality of life for its residents and for those who will be attracted to live here in the future.”

2.04 The LDP identifies that Kilmarnock will remain East Ayrshire’s location for major development and by 2035 the town will have found a new economic role. Kilmarnock is identified as having the greatest capacity for growth with most major developments and major regeneration projects being directed to the town, as existing services and infrastructure have the capacity to accommodate development growth.

2.05 Appendix 1 contains a map showing the extent of the study area. This has been overlaid on the Kilmarnock Settlement Map to identify the relevant planning policy allocations for the full study area. A full copy of the Local Development Plan Settlement Map/Study Area and associated key is contained in Appendix 2.

2.06 The study area comprises of two distinct parcels of land. The main parcel of land is located to the north and north west of Kilmarnock and the second parcel of land is the circular area around Grassyards Interchange on the A77 Bypass. As shown in the map extract below, the majority of the study area is identified as Rural Protection Area (shown in light green). Paragraph 2.29 of the LDP states that *‘the northern part of East Ayrshire is under more pressure for (mainly residential) development than the remaining part from Mauchline southwards. For this reason the plan provides for a Rural Protection Area in the north around Kilmarnock, Stewarton, Dunlop and the Irvine Valley where rural housing is more strictly managed’*.



- 2.07 Meiklewood/Mossie Strategic Business Location is located within the study area boundary (LDP site reference 152B and shown in purple above). This Strategic Business Location extends to 43.28 Ha and is safeguarded for high amenity and high quality Class 4 Business and Class 6 Storage and Distribution uses.
- 2.08 Rowallan Business Park is located directly to the south west of Meiklewood/Mossie (LDP site reference: 153B and shown in purple above). This Business Park extends to 27.34 Ha and is identified for high quality and high amenity Class 4 Business, Class 5 General Industrial and Class 6 Storage and Distribution uses.
- 2.09 The Northcraigs residential development opportunity site (LDP site reference: 319H) is located to the southern boundary of the study area. This allocation extends to 37.1 Ha and has an indicative capacity for 600 units. Planning permission in principle for a change of use from agricultural to residential use was initially granted to Hallam Land Management Ltd on the 17th February 2012 (application reference number: 10/0917/PPP). This consent was renewed on the 22nd July 2015 (application reference number: 15/0029/PIP). Various subsequent applications have been submitted to discharge conditions, change house types, amend access road layout etc. The Housing Land Audit 2020 identifies that the site is currently under development and that 119 market units and 51 affordable units are targeted for completion by 2025.
- 2.10 Rowallan Estate is located to the north of the study area (LDP Site Reference: 193M and shown in blue). Rowallan Estate is identified as a miscellaneous opportunity for hotel, leisure and recreational (golf) purposes.
- 2.11 The Kilmarnock Settlement Map identifies future areas of growth. Future housing growth is planned to the west of the settlement, around the west of Altonhill (LDP site reference: FGA2). Future business growth is planned to the east of the Kilmarnock settlement, at Bellfield interchange (LDP site reference: FGA4). The area



to the north of Kilmarnock or around the Grassyards Interchange are outwith the current settlement boundary and not identified as areas for future growth.

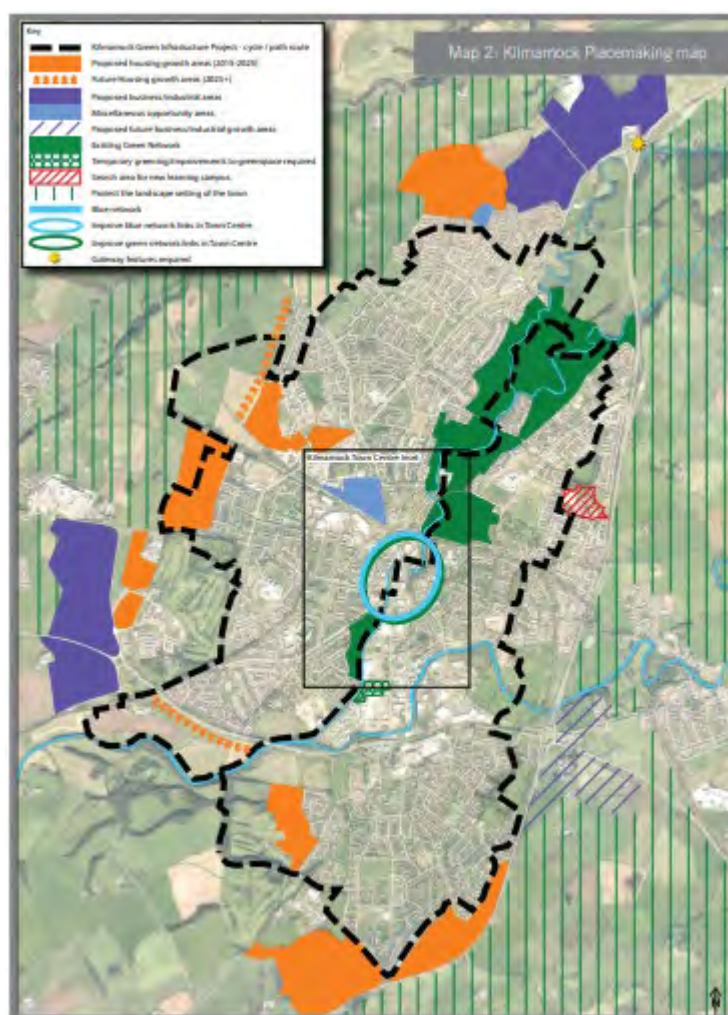
- 2.12 The Kilmarnock Settlement Statement contained within Volume 2 of the East Ayrshire LDP details that, *‘with a population of around 46,000 in 2011, Kilmarnock is by far East Ayrshire’s largest town and forms its main commercial and industrial centre which is reflected in its identification in the LDP settlement hierarchy as East Ayrshire’s core town. Strategically, Kilmarnock is well connected by road and rail to both the Glasgow conurbation and to the rest of Ayrshire and beyond’.*
- 2.13 Page 60 of Volume 2 continues that *‘Kilmarnock is recognised as East Ayrshire’s key focus for inward investment and economic growth. The plan identifies two Strategic Business Locations, both of which are in Kilmarnock. These are the prime locations for significant and high profile business investments and are supported by further safeguarded local business locations and mixed use sites’.* LDP Site Reference 152B Meiklewood/Mossie is the largest strategic business location extending to 43.28 Ha.
- 2.14 Pages 18 – 23 of Volume 1: Strategy and Policy of the East Ayrshire LDP relates to Kilmarnock. Paragraph 3.10 relates to future growth and details that *‘at a strategic level, the town should grow to the north-west, west and south-west in residential terms. Future business and industrial growth to the east will be considered in a future review of this LDP. These areas can best accommodate growth into the landscape and are accessible by all modes of transport.’* The northern area of Kilmarnock is not identified as a location for future business and industrial growth.
- 2.15 Section 3 of LDP Volume 1: Strategy and Policy relates to placemaking. Creating successful places is identified as one of the main aims of the LDP. Paragraph 3.2 details that the LDP will contribution effectively towards placemaking by:
- *“Ensuring that all development meets with Overarching Policy OP1, the Placemaking elements of SPP, the Scottish Government’s Designing Streets and the Council’s Design Guidance;*
 - *Requiring master plans/design statements for certain developments as per policy OP1;*
 - *Highlighting in map form which projects and interventions will best contribute towards making all East Ayrshire settlements more successful, sustainable places. These projects are carried forward into the LDP Action Programme which sets out how they will be delivered and how Developer Contributions will be directed towards delivery where appropriate.”*
- 2.16 Paragraph 3.3 refers to the Scottish Government policy document ‘Creating Places’ and details that this document recognises that the most successful places generally have 6 qualities in common, these being:
- A distinct identity
 - Safe and pleasant spaces
 - Easy to move around - especially on foot
 - Welcoming
 - Adaptable i.e. they can adapt to changing circumstances
 - Resource Efficient i.e. they make good use of scarce resources
- 2.17 Paragraphs 3.5 and 3.5 identify that the Council seeks to ensure that all East Ayrshire settlements are as successful as they can be. A Placemaking Map has been prepared for Kilmarnock. The settlement Placemaking Maps focus on deliverable projects and



these maps will be used to guide future development and regeneration efforts and will assist the Council and local communities in funding bids.

2.18 Paragraphs 3.8 – 3.21 relate to the placemaking strategy for Kilmarnock. Paragraph 3.10 relates to future growth and this details that *'future business and industrial growth to the east will be considered in a future review of this LDP. These areas can best accommodate growth into the landscape and are accessible by all modes of transport'*.

2.19 The Kilmarnock Placemaking Map is shown below. This identifies part of the area at Kilmarnock North (subject to this Feasibility Study) as a proposed business and industrial area.



2.20 Section 5 of the LDP Volume 1: Strategy and Policy relates to revitalising the economy. Paragraph 5.1.4 details that *'the LDP will, in the first instance, direct significant and high profile business and industrial uses towards Strategic Business Locations. These are well located and can accommodate business and industrial units of varying sizes'*. Paragraph 5.1.5 continues that *'the Council will maintain a supply of effective and marketable business and industrial land throughout East Ayrshire's settlements to aid local economic development. These sites are in sustainable locations, provide a range and choice of sites, are close to existing transportation networks, are 'shovel ready' or serviced and/or have access to key infrastructure in order to facilitate business and industrial development, relocation or expansion'*.



- 2.21 Paragraph 5.1.10 outlines that *‘development at Rowallan Business Park has been slow but steady over the past 15 years with four serviced plots remaining available as well as land for future expansion’.*
- 2.22 Paragraph 5.1.11 states that *‘Meiklewood/Mossie, has not been developed despite its status as a business/industrial development site in two previous local plans. It is nevertheless considered that this should remain an opportunity site albeit that it is likely to be developed in the longer term due mainly to the access and servicing costs associated with its development’.*
- 2.23 Policy IND 1 relates to Strategic Business Locations and sets out the following policy requirements.

POLICY IND 1: Strategic Business Locations

- (i) **Rowallan Business Park**, Strategic Business Location, identified as site 153B on the Local Development Plan map, is safeguarded for Business and Industrial uses associated with high quality and high amenity Class 4 Business and Class 6 Storage and Distribution uses.
- (ii) **Meiklewood / Mossie Strategic Business Location**, identified as site 152B on the Local Development Plan map, is safeguarded for high amenity and high quality Class 4, 5 and 6 strategic business and industrial uses. The Council will be supportive of the development of the site for business and industrial developments, which reflect, compliment and capitalise on the strategically important location of the site at north Kilmarnock.
- (iii) **Moorfield Park Strategic Business Location**, identified as sites 158B and 160B on the Local Development Plan map, are safeguarded for Class 5 and 6 uses only.

Proposed uses falling outwith those stated will not receive Council support.

Proposals for strategic, high quality Business and Industrial uses outwith Strategic Business Locations, as identified on the Local Development Plan maps, will only be acceptable in principle to the Council in locations with direct access to the strategic road and/or rail network and where the development meets with all other relevant LDP policies.

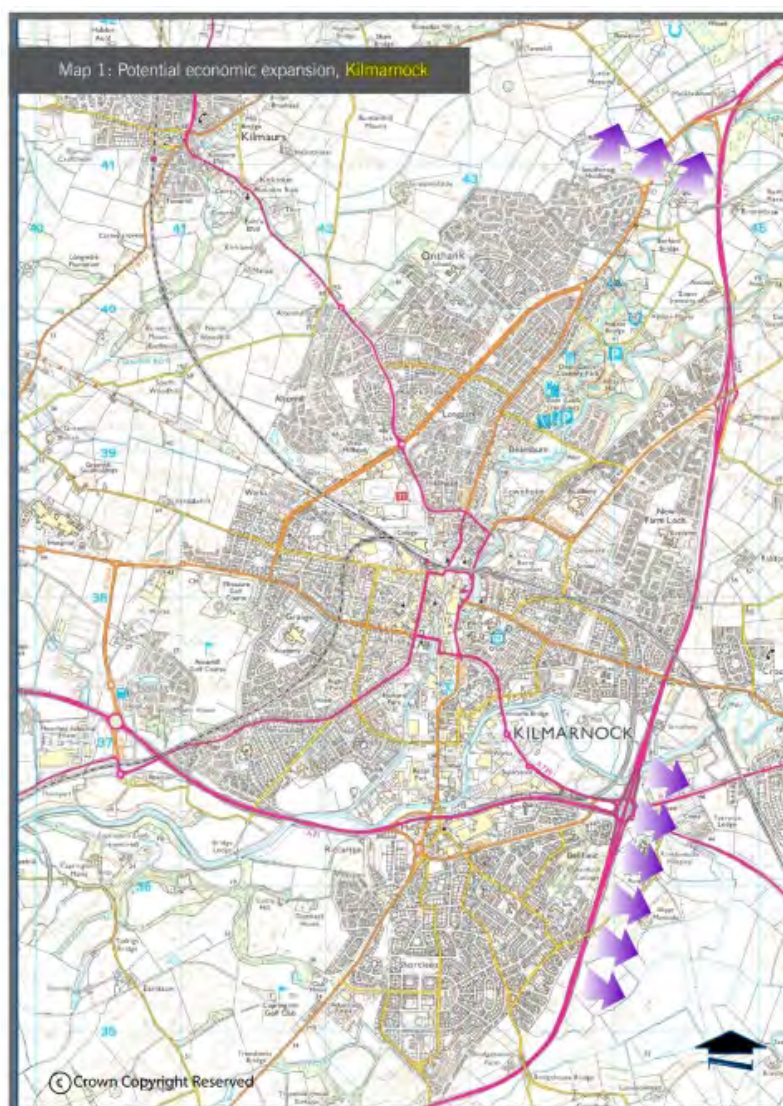
All new strategic business and industrial developments will require to meet with the public open space standards set out in Schedule 8 of the LDP.

Local Development Plan 2

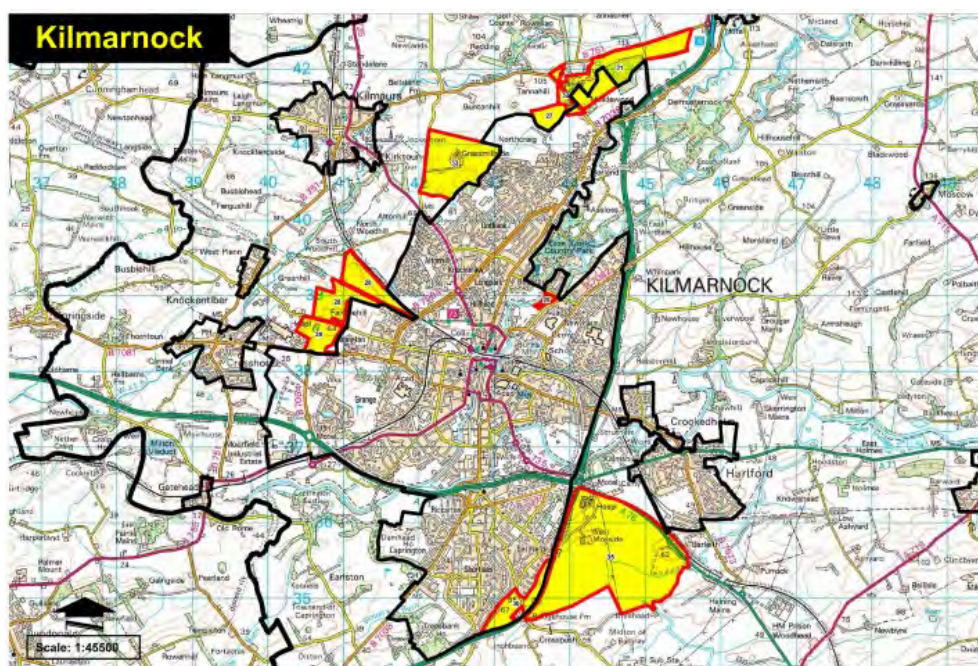
- 2.24 East Ayrshire Council is currently in the process of preparing their second East Ayrshire Local Development Plan (LDP 2). East Ayrshire Council undertook an initial Call for Priorities, Issues and Proposals (PIP) in 2017. A further Call for PIP's was undertaken in late 2018, with the consultation period ending in November 2018.
- 2.25 The Main Issues Report (MIR) was published for consultation in June 2020 and the consultation period ended on the 31st July 2020. Section 3 of the MIR sets out the spatial strategy. Reference is made to the Ayrshire Growth Deal and the four projects put forward for East Ayrshire, which includes the Ayrshire Manufacturing Investment Corridor in Kilmarnock. Paragraph 3.12 sets out the preferred option for the Ayrshire Growth Deal projects and details that *‘the Council will safeguard the areas identified as sites for the Ayrshire Growth Deal projects and will incorporate the proposals within the LDP2 Spatial Strategy. This will ensure that the Ayrshire Growth Deal has a high level status in land use decisions that come forward through LDP2. The Council wants LDP2 to reflect the ambitions of the Ayrshire Growth Deal and therefore, LDP2 will allocate a larger number of sites for business and industrial land and potentially other supporting uses within the settlements of Cumnock and Kilmarnock primarily although other locations will also be considered.’*
- 2.26 Paragraph 3.13 continues that *‘the Council will identify sites within the local areas of the proposed projects to further support the long term growth of Ayrshire (specific locations will be identified at Proposed Plan stage)’.*



- 2.27 Paragraphs 3.15 – 3.20 relate to the future economic expansion of Kilmarnock. Paragraph 3.15 states that there are a number of strategic business locations including Rowallan Business Park and Meiklewood/Mossie, Kilmarnock. Paragraph 3.17 details that *‘in the north of Kilmarnock, there is an opportunity to further enhance the industry and business offer at Rowallan Business Park and Meiklewood/Mossie and along the M77 Investment Corridor. The area may well have the potential for further expansion. There is also an opportunity for a park and ride facility in this vicinity as well as a bus corridor travelling north and south on the A77’.*
- 2.28 The Council’s Preferred Option for the future economic expansion of Kilmarnock is set out in paragraph 3.19 which states that the Council will *‘identify new sites to allow for future expansion at Moorfield, Rowallan Business Park, Meiklewood/Mossie, and the A77 Investment Corridor and allocate the area east of Bellfield Interchange as a development opportunity site for industry, advanced manufacturing, business and potentially other appropriate uses. This will be informed by a review of business and industrial land for the whole of East Ayrshire, which will be undertaken later in 2020, but it will have a particular focus on current and potential new strategic expansion sites around Kilmarnock’.*
- 2.29 Map 1 of the MIR shows the proposed potential location for future economic expansion in Kilmarnock. The proposed locations for economic expansion include the land to the north of Kilmarnock (area subject to this report).




- 2.30 The majority of the land within the study area is currently identified as a Rural Protection Area in the adopted LDP 2017. The Council is undertaking a review of the Rural Protection Area as part of the preparation of the LDP2. Paragraph 5.36 details that *'the designation of the Rural Protection Area (RPA) illustrates a recognition of the pressure for both residential and non-residential development in these areas and attempts to restrict development to an acceptable level, preventing rural areas from becoming suburbanised by new housing development'*.
- 2.31 Paragraph 2.38 continues and states that *'a high demand for residential development remains in this area. Should the development demand continue at the current rate for the next 10 years, without appropriate management, the RPA would see a significant alteration in its appearance and character'*. The scope of this Feasibility Study is restricted to economic development opportunities and does not consider residential development opportunities. As the purpose of the Rural Protection Area is to control housing development, the proposed alterations to the designation area and associated policies are outwith the scope of this study and will not be considered further.
- 2.32 Section 10 of the MIR considers the sites brought forward at the Priorities, Issues and Proposals (PIP) consultation stage. The sites promoted in the Kilmarnock area at the PIP consultation stage are shown in the map extract below.




- 2.33 Site references, 27 (North Craig Reservoir), 31 (Meiklewood/Mossidae), 32 (and at Northcraig Reservoir) and 33 (Land at Grassmillside) to the north of Kilmaronck are of particular relevance to this study. No land has been promoted around the Grassyard Interchange area on the A77 Bypass.
- 2.34 All sites have been promoted for residential use (or mixed use/residential) and it is particularly interesting to note that the land at Meiklewood/Mossidae (allocated Strategic Business Location in adopted LDP) has been promoted for residential use.
- 2.35 The Council's Strategic Environmental Assessments for these sites are shown in the tables below.


Strategic Environmental Assessment (SEA) Pro forma		
MIR Site Ref	27	
Settlement	Kilmaronck	
Address	North Craig reservoir	
Description	The site is located to the north of Kilmaronck's settlement boundary. The site is flat and marshy, formerly utilised as a reservoir. The site is contained within the Rural Protection Area, as identified within the EALDP (2017). The site has no planning history.	
OS Grid Ref	NS4341SE	
Current Use	Vacant	
Proposed Use	Housing	
Use Description	Residential - 200 units	
Site Size	10.2ha	
Land type	Brownfield	
Source of Site	Keppie Planning	
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9, ENV11, ENV12, ENV13, RES 10, RES 12, RES 13.	
Most Recent App	04/1071/FL Retaining Berm To The West Of The Former North Craig Reservoir To Be Used To Infill Area Of Redundant Reservoir And Levelled	
Planning History	04/1071/FL - Refused	Refused



Strategic Environmental Assessment (SEA) Pro forma		
MIR Site Ref	31	
Settlement	Kilmarnock	
Address	Meiklewood/Mossie site	
Description	The site in question is a large site with a varied character. The site is located to the north of Kilmarnock and parallel to the M77 motorway. The site has a planning history which relates to the proposed mixed use. The site is partially allocated within the EALDP (2017) as a business and industry opportunity site.	
OS Grid Ref	NS4441NE	
Current Use	Part of the site designated as business and industry with remainder use of agricultural	
Proposed Use	Housing/Mixed Use	
Use Description	Residential	
Site Size	60ha	
Land type	Greenfield	
Source of Site	Morris Homes	
Outside Settlement	No	
Allocations/Props	152B (Partial)	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 RES 13	
Most Recent App	19/0067/PP Change of use of first floor to form Class 7 (Hotel) 20 bedrooms and ancillary conference rooms and installation of roof lights.	
Planning History		
		Approved

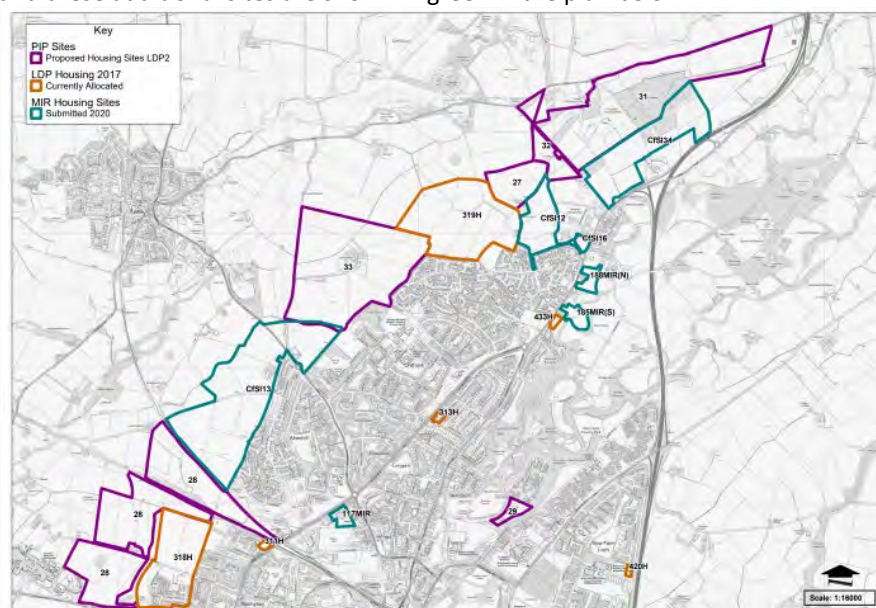
Strategic Environmental Assessment (SEA) Pro forma		
MIR Site Ref	32	
Settlement	Kilmarnock	
Address	319H, 153B and Land at Northcraig Reservoir	
Description	The site is irregularly shaped and located on either side of a main road. The site is at the edge of the settlement boundary of Kilmarnock. The site has a planning history which relates to the previous agricultural use. The site is located within the Rural Protection Area, as identified within the EALDP (2017).	
OS Grid Ref	NS4341SE	
Current Use	Vacant	
Proposed Use	Housing/Mixed Use	
Use Description	Residential	
Site Size	7.8ha	
Land type	Greenfield	
Source of Site	Edesign Architecture & Planning,	
Outside Settlement	No	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 RES 13	
Most Recent App	14/0018/EIASCRC Mixed use development (business, industry, hotel and residential)	
Planning History	03/0596/FL - Approved with Conditions, 06/0850/FL - Refused, 14/0018/EIASCRC- Mixed use development (business, industry, hotel and residential)- EIA required.	EIA required



Strategic Environmental Assessment (SEA) Pro forma		
MIR Site Ref	33	
Settlement	Kilmarnock	
Address	Land at Grassmillside	
Description	The site is rural in nature and is located immediately adjacent to the settlement boundary of Kilmarnock. The existing use of the site is agricultural with an existing farm at the centre of the site. The site has a planning history which relates to its previous use.	
OS Grid Ref	NS4240NW	
Current Use	Agricultural/some residential dwellings	
Proposed Use	Housing	
Use Description	not specified	
Site Size	61.9ha	
Land type	Greenfield	
Source of Site	Alex Forsyth	
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 RES 13	
Most Recent App	17/0171/PP Extension to existing agricultural shed to facilitate new milking parlour and additional housing for cattle with slurry tank below	Approved
Planning History	08/0722/FL - Approved with Conditions, 13/0021/EIASC - EIA Required, 13/0020/PP - Approved with Conditions, 13/0052/EIASC - EIA Required, 17/0171/PP - Approved	

2.36

Further development sites were put forward during the MIR consultation in 2020 and these additional sites are shown in green in the plan below.



2.37

Site references CFSI12, CFSI13 and CFSI14 are within or close proximity to the study area. The sites promoted at the MIR stage will be assessed as part of the Proposed Plan preparation.

2.38

Appendix 4 contains a map showing the promoted sites in the context of the study area.

2.39

The Council is proposing to issue the Proposed Plan for consultation in Q2 2022. The adoption of LDP2 is targeted for Q3 2023.



3.00 Land Ownership Overview

- 3.01 To assist with the preparation of this Feasibility Report, land registry searches have been undertaken on behalf of East Ayrshire Council, to identify the landownership position within the study area. Confidential discussions have also been undertaken with the majority of the major landowners within the study area, to understand their current position and aspirations for their land and to identify if this aligns with the commercial and economic aspirations of East Ayrshire Council.
- 3.02 The land ownership position within the study area is complex and represents a significant site constraint in terms of the delivery of a commercial and economic development at this location. A significant proportion of the area is actively used for agricultural purposes. As evidenced from the submissions made to the Call for Sites and Main Issues Report consultations for LDP2, there are a number of major landowners pursuing a residential development on their landholdings.
- 3.03 The promotion of the land for residential use does not align with East Ayrshire Council's commercial and economic aspirations for this area. The land ownership position and landowners' aspirations are likely to result in a challenging position in relation to land assembly and acquisition to obtain the necessary land required for the delivery of the AMIC project and associated uses to maximise the economic benefits for the local area.



4.00 Site Analysis

Introduction

- 4.01 An assessment of the baseline site constraints has been undertaken to assist in the identification of suitable development parcels within the study area and necessary mitigation required to deliver development at this location.
- 4.02 A detailed baseline review of geotechnical ground conditions, transportation and flood risk has been undertaken. The findings of the baseline review are summarised below. Appendix 4 contains a map showing all identified existing site constraints. Appendix 5 identifies the potential developable areas.

Geotechnical

Anticipated Ground Conditions

Superficial Geology

- 4.03 The superficial geology beneath the site has been established from the British Geological Survey (BGS) 1:50,000 scale Geological Map, Sheet 22E Kilmarnock, Solid and Drift, 2002 Edition and the BGS GeoIndex Map Viewer. Within the central and western thirds of the Site, ground conditions are recorded to comprise predominantly of Glacial Till (stiff gravelly Clay) with localised areas of Alluvium (sand, gravel, silt and clay with some pockets of peat). Within the eastern third of the Site, superficial deposits are recorded to comprise Glacial Till, with a large area of Peat present in the vicinity of Moss Wood and Rowallan Activity Centre.

Solid Geology

- 4.04 The solid geology beneath the site has been established from the British Geological Survey (BGS) 1:50,000 scale Geological Map, Sheet 22E Kilmarnock, Solid, 2003 Edition. Bedrock within the central and western thirds of the Site is recorded to comprise the Troon Volcanic Member (basaltic lavas and tuffs). A small area of Ayrshire Bauxitic Clay Member (sequence of sandstone and seatrock with kaolinitic clay) and Scottish Lower Coal Measures Formation (mudstone, sandstone, seatrock, coal and ironstone) is noted in the southwestern corner of the Site. Within the eastern third of the Site, bedrock comprises the Troon Volcanic Member, Ayrshire Bauxitic Clay Member, Passage Formation (cyclic coarse sandstones and seat earths) the Upper Limestone Formation (sandstone, mudstone and limestone) and the Scottish Lower Coal Measures Formation.

- 4.05 A number of faults cross the site, trending broadly northwest to southeast. A coal outcrop is indicated near the southern site boundary in the approximate central third of the site.

Artificial Ground

- 4.06 There is no made ground recorded within the Site boundaries on published plans. However, made ground is anticipated as being present locally associated with historical developments and demolitions.

Ground Gas

- 4.07 The land around Rowallan Activity Centre, Rowallan Business Park and Meiklewood Business Park have been identified in BRE211 and UK Radon online maps as being in an area of elevated radon potential and as such, any future built development within these areas are likely to require Stage 1 radon protection measures. The remainder of the Site is recorded as being in a non-Radon affected area. The requirement for



radon protection should be assessed on a site-by-site basis and in consultation with EAC environmental health/ building control departments.

- 4.08 There is a potential for generation of ground gases (carbon dioxide and methane) in areas of the Site where made ground soils, Alluvium or Peat are present. The drained former Northcraig Reservoir is also recorded as a Wetland environment and therefore the potential for soils with high organic content and therefore gas generation potential is recognised. In addition, the former car garage/ petrol filling station in the northeast corner of the Site is considered to represent a potential source of volatile contamination.
- 4.09 A review of Coal Authority mapping records the potential for shallow mine workings in the approximately location of the former Northcraig reservoir and potential mine entries in the east of the Site. These features are considered to represent a potential source of mine gas.
- Groundwater*
- 4.10 The superficial deposits underlying the site are recorded as being predominantly cohesive in nature and are therefore likely to contain limited volumes of groundwater. To be classified as a groundwater body, the shallow aquifer would need to be capable of supplying 10m³ a day or 50 people with water and this definition is unlikely to be met.
- 4.11 The SEPA/ BGS Bedrock Aquifer Map records the underlying bedrock as a moderately permeable moderate productivity aquifer in which groundwater flow is in intergranular fracture.
- 4.12 According to the SEPA Water Environment Hub, the bedrock belongs to the Kilmarnock groundwater body which is assessed as being of 'Poor' overall quality with 'Poor' water quality. Pressures on the water quality of the aquifer are listed as legacy pollution (legacy mining or quarrying).
- Potential Ground Constraints**
- 4.13 Potential ground stability constraints apparent from desk study review are indicated on the Constraints Plan, Drawing No. 18469-WIE-ZZ-XX-DR-C-90002, which is presented within Appendix 4 and discussed further below.
- Compressible Ground*
- 4.14 Various areas of alluvial deposits are noted across the site. These deposits typically include soft clays, silts or peat and can therefore present a risk of excessive total or differential settlement due to their potentially variable nature and typically low bearing capacity compared to a stiff clay anticipated within the surrounding glacial till deposits. The composition, depth and lateral extents of the alluvial deposits should be further investigated, to best inform any special considerations such as the requirement for deep foundations, ground improvement or other engineering measures in these areas.
- 4.15 A large area of Peat in the approximate eastern third of the site is indicated on mapping and should be investigated to fully ascertain its depth and lateral extents. Peat is compressible and can be of extremely low strength. It therefore presents a settlement risk to buildings and can lead to slope stability issues if encountered within cuttings or below the base of embankments. Peat can also be a source of ground gas, and due to its acidic nature can propagate degradation of buried concrete. Development areas should therefore try to avoid areas of peat, or if this is not possible peat should be excavated and managed appropriately in accordance with a Peat Management Plan as approved by SEPA.



- 4.16 *Shallow Rock*
Published geological mapping indicates an area where no superficial deposits are indicated. This appears to be commensurate with the former Northcraigs Reservoir which is believed to be drained. The lack of superficial deposits in this area does indicate shallow rock may be present which could represent hard-dig conditions.
- 4.17 *Coal Mining*
The majority of the site is underlain by coal bearing strata and therefore the site predominantly lies within a coal mining reporting area. Localised areas of the site are also designated as 'Development High Risk' by the Coal Authority in relation to suspected former mine workings.
- 4.18
Two former mine entries in the form of shafts have been identified in the approximate eastern third of the site. No information regarding the size or current condition of these shafts is indicated.
- 4.19
A coal outcrop is also noted near the former Northcraigs Reservoir at the southern boundary of the site.
- 4.20 *Potential Contamination*
An examination of the history of the site was made utilising extracts from historical editions of the Ordnance Survey (1:10,000 scale) procured via Groundsure Limited. The objective of these studies was to determine the former uses of the site and that of the surrounding area (typically within 250m), and to obtain any information which may identify potential constraints to its development, particularly the presence of any industrial processes in the vicinity of the study area.
- 4.21
Potentially contaminative on-site features identified via historical review are as follows:
- Agriculture (pre-1850s to present) – All site areas;
 - Garage/ petrol filling station (1950s to 1990s) – Northeast corner of the site;
 - Piggery (1950s to 1990s) – Northeast corner of the site;
 - Lorry park (1990s to present) – Northeast corner of the site;
 - Northcraig Reservoir (pre-1850s to 2010s) – Southern boundary
 - Meiklewood Business Centre (2010s to present) – Southern boundary;
 - Rowallan Activity Centre (2010s to present) – Adjacent to Moss Wood.
- 4.22
Potentially contaminative off-site features identified via historical review are as follows:
- Agriculture (pre-1850s to present) – All directions;
 - Whinstone Quarry, later 'old quarry' (pre-1850s to 1950s) – 70m north;
 - Rowallan Mill (pre-1850s to 2010s, disused since 1950s) – 90m north;
 - Whinstone Quarry (pre-1850s to 1850s) – 250m north;
 - Water works filter beds (1890s to 2000s) – 10m south;
 - Unspecified tank (1930s to 1950s) – 260m south
 - Piggery (1950s to 1990s) – Northeast corner of the site;
 - Lorry park (1990s to present) – Northeast corner of the site.



4.23

The Environmental Health department of East Ayrshire Council (EAC) were consulted for any information they held pertaining to potential contamination at the site. In an email response received on the 18th September 2021, the following information was provided:

- *Question (Q) - Is the site registered, or likely to be registered in the future, as contaminated land by the Council under Part IIA of the Environmental Protection Act 1990?*
Answer (A) - No. There are currently no sites registered as contaminated land within the East Ayrshire Council Authorities area.
- *Q - Is the site on the Council's prioritisation list as part of your contaminated land strategy? If so, where does it sit on this list?*
A - 2 areas (E243724, N641361 [Disused Northcraig Reservoir & Water Works] & E245824, N642562 [Formerly Fenwick Motors petrol filling station]) within the stated area have been investigated under contaminated land strategy, previously with a low prioritisation. Both sites were identified as Very Low Risk in their current state.
- *Q - Do you know of any pollution or contamination incidents or issues that have occurred or are occurring at or near the site?*
A - At this time only the above sites have been identified as having the potential for contamination.
- *Q - Are you aware of any environmental conditions that were attached to previous planning applications at the site? If so, were these discharged to the satisfaction of the Council?*
A - In 2001 a development for offices was approved with conditions, this development did not begin. Following this in 2003 a development of showrooms, offices and a work shop was approved with conditions, but as previously this development did not begin. The data of what these conditions were is not available to me at this time.
- *Q - Are there any records of landfills/ made ground (type, date, who by, concerns) present at or near the site? If so, are there any concerns relating to ground gas?*
A - At this time there has been no landfill or made ground areas identified. At this time there are currently no identified concerns in relation to ground gas under the regulatory scope of Contaminated Land.
- *Q - Are there any records of complaints about the site (e.g. odour, noise, nuisance, etc.)?*
A - There are currently no record of complaints in regard to odour, noise or nuisance at this time.
- *Q - Are there any records of petroleum storage at the site, and if so, can you please provide details (e.g. recorded dates, overground/ underground storage, volumes, details on decommissioning, location within site, etc.)?*
A - The area stated above - E245824, N642562 [Formerly Fenwick Motors petrol filling station]. A filling station/garage appeared on the site between 1966 and 1969 and has since been replaced with a lorry park (This information is based on available mapping data). The filling station was located at the most North Eastern part of the site. There is no other data available to me in reference to this site at this time.

4.24

In an email response received on the 16th September 2021, the Trading Standards provided the following information relating to historical petroleum storage at the former Fenwick Motors filling station in the northeast of the Site:

"There is one record on file for Fenwick Motors, Fenwick By-Pass, Fenwick, KA3 6AY which is situated at the most northerly point of the designated area.



The records show 2 underground storage tanks and 1 above ground storage tank being –

1 x 4000 gallon underground double compartment storage tank (comprising 2 x 2000 gallon compartments) situated in the open area south of the garage and installed in 1960.

1 x 12000 gallon underground single compartment storage tank situated adjacent to the double compartment tank and installed in 1980.

1x 6000 gallon diesel aboveground storage tank situated at the north end of the building and installed in 1980.

There are no details of any spillages on file.

On 1 June 2000 a compulsory purchase order was invoked by the Scottish Executive acquiring some land from the Fenwick Motors site for the new M77 road. As of this date petrol was no longer sold from the forecourt.

In July 2000 the underground tanks were all converted to store diesel by completely infilling with diesel and flushing the whole system through. New pipelines joining all the tanks was installed and some of the dispensers removed.

As of this date there was no longer a requirement for the premises to be licenced for the storage of petroleum spirit and therefore no requirement to notify this service of further works at the premises. It is not known if any of the tanks have been decommissioned.”

Geotechnical Risks

4.25 The following geotechnical risks have been identified and will require further assessment through additional study and ground investigation.

- Foundation strata of varying composition and strength, with areas of peat and soft alluvial deposits present;
- Potential for excavation arising's proving unsuitable for re-use within the works in their 'as-dug' state and therefore requiring processing or disposal;
- Unknown ground gas regime and groundwater levels with a potential impact on foundation design and temporary works;
- Aggressiveness of soils in relation to buried concrete;
- Recorded and unrecorded mine entries and shallow coal workings; and
- Potential hard-dig conditions associated with possible shallow rock.

Geotechnical Impact on Potential Development Opportunities

4.26 This baseline assessment of geotechnical conditions has comprised a high-level review of readily available information sources to determine likely ground risks and their impact on potential development layouts.

4.27 Areas of Alluvial Deposits require further investigation to determine the depth and composition of the deposits. Developments should avoid these areas, however, where this is not possible special considerations such as deep foundations or ground improvement may be required to eliminate excessive total or differential settlement risks.



- 4.28 The study concludes that the areas of peat should be avoided for structural or infrastructure development due to its poor founding characteristics which include low strength, compressibility, stability issues, ground gas generation and buried concrete attack. Wherever possible, masterplan layouts should therefore be developed on the basis that areas of peat are set-aside for landscaping and recreational space only.
- 4.29 Based on the likely thickness of overburden, a nominal development stand-off of 40m has been proposed around mine shafts, which should be avoided for structural development. Subject to Coal Authority Approval, roads and car parks could potentially be located over mineshafts, in combination with infilling and capping of the shafts. More detailed assessment and investigation would be required to confirm the current condition of the shafts, including their diameter and depth of surrounding overburden such that a refined assessment of stand-off distances could be undertaken along with confirming the requirements for any infilling and capping of the shafts.
- 4.30 Areas defined as “*Development High Risk Area*” by the Coal Authority, where these are not related to mineshafts, are likely due to a high probability of shallow mine workings which can present a risk of ground collapse at surface, and ground gas generation. This would require further assessment and investigation, commencing with a specific Coal Mining Risk Assessment, but potentially a programme of ground investigation and remedial works such as consolidation grouting may be required prior to development of these areas.
- 4.31 The former Northcraigs reservoir area should be further investigated prior to setting out development plans given there is potential for shallow rock and thus hard-dig conditions.
- 4.32 The actual ground conditions will require to be confirmed through a comprehensive Desk Study Exercise and a campaign of intrusive ground investigation including geotechnical testing.
- Contamination & Ground Gas Risks**
- 4.33 The following risks have been identified in relation to contamination/ ground gas and will require further assessment through additional study and ground investigation.
- The site has predominantly been in agricultural use and whilst there is a potential for an element of minor contamination locally associated with various related activities and processes, significant constraints to development are considered unlikely;
 - Potentially elevated risks have been identified associated with a former car garage/ petrol filling station in the northeast of the site and the former Northcraig Reservoir. Consultation with EAC has confirmed that these features have been investigated previously under their contaminated land strategy and assessed as being of Very Low Risk in their current state. It is unclear whether the investigation undertaken is of a desk-based or intrusive nature and no further documentation has been provided. As confirmed by correspondence received from the Trading Standards department of EAC, there is a history of petroleum and diesel storage in both underground and above ground storage tanks at the filling station and the current status of these tanks is not known. The potential that they remain in-situ cannot be discounted;
 - A number of minor potentially contaminative off-site historical land uses have been identified. The potential for onsite contaminant migration therefore



cannot be discounted, but is considered unlikely to be significant when considering the geology of the Site;

- The potential for ground and mine gas generation is recognised, particularly in the central and eastern areas of the site associated with the former Northcraig Reservoir, significant peat deposits and potential shallow mine workings and mine entries. Alluvium is recorded infrequently throughout the Site and may represent a risk depending on the composition and thickness of the deposits present.

Contamination Impact on Potential Development Opportunities

4.34 This baseline assessment of contamination and ground gas has comprised a high-level review of readily available information sources and initial consultation with EAC environmental health to determine likely ground risks and their impact on potential development layouts.

4.35 The study concludes that the contamination risk present across the majority of the site is low and poses no significant constraint to future development. Nevertheless, intrusive investigation, including chemical testing of soils and groundwater is likely to be required to support any future planning applications to confirm the level of risk present and to inform the scope of any remedial/ mitigation measures required.

4.36 Elevated risks are considered to be present associated with a former car garage/ petrol filling station in the far northeast of the site and the now disused former Northcraig Reservoir. Both features have been highlighted as potential features of interest by EAC and consequently any development within, or within proximity to, these features will require further detailed assessment, including a programme of intrusive investigation and potentially remediation. The possibility of remnant underground fuel storage tanks within the footprint of the former filling station has been confirmed by EAC and the potential for contamination (including gross hydrocarbon contamination and volatile contaminants) will require consideration should development be proposed in this area. Enhanced protection measures, such as vapour barriers, may be necessary within future structures.

4.37 The potential for generation of ground and mine gas has been identified throughout the site and particularly in the central and eastern areas and consequently future ground investigations will be required to include an appropriate programme of ground gas monitoring in accordance with BS8485: 2019 and CIRIA C665 to confirm the level of risk present and any requirement for ground gas protection measures in future buildings. A potential risk of elevated radon gas has been recorded locally and this should be taken into consideration when designing the scope of any future ground gas protection measures.

Access and Movement

Transportation Context

4.38 A desk-top strategic review of the Kilmarnock North area has been undertaken to assess its development potential. A focus of the review has been to identify any transportation constraints and resulting infrastructure improvements associated with developing within the study area. Consideration has been given to the impact of any development on the surrounding transportation network, existing policies and proposals, sustainable transport and delivery of future walking cycling and road improvements

4.39 The Kilmarnock North area is located within the northwest quadrant of Kilmarnock and the study area in its entirety occupies a range of land uses such as, agricultural including farm buildings, an equestrian centre, Meiklewood Business Park,



residential properties and storage yard facilities. Consistent with the different land uses there are numerous landowners across the study area.

- 4.40 The study area is rural in nature and existing access to the site is associated with the various access points serving the operational land uses. The current access provision is considered appropriate for the existing land uses, however, would not support development of the study area for commercial and/or employment generating use(s). Physical and operational transport improvements that comply with policy and design standards whilst being cost effective will be required to support future development of the study area.

Transport Policy

- 4.41 As detailed in Section 2 of this Report, the majority of the study area is identified as a Rural Protection Area. The Meiklewood/Mossie Strategic Business Location (Site Reference: 152B) is located within the study boundary. This area is safeguarded for high amenity and high quality Class 4 Business and Class 6 Storage and Distribution uses.

- 4.42 Transport planning policy indicates that pedestrian access should be available to bus and rail provision within 400m and 800m, respectively. In addition, access to local amenities should be available at a distance of 1600m.

Description of the Study Area and Surrounding Transport Network

- 4.43 The study area consists of predominately agricultural land with active employment and residential land uses. It is bound to the north by the B751 Kilmaurs Road, to the east by the A77, to the west by the C117 (connecting the A735 and the B751) and to the south by natural woodland boundaries and the residential properties of Southcraigs and the new Lairds Brae development. The study area straddles an unclassified road (U50, Mossie Road) that connects the B751 Kilmaurs Road and Glasgow Road.

- 4.44 The B7038 Glasgow Road is adjacent to the Meiklewood Business and Employment site and forms part of the study area boundary. Glasgow Road forms the main traffic distributor road within the northern parts of Kilmarnock and connects the A77 to the town centre. Glasgow Road provides access to Fenwick via the B7061 in the north and Kilmarnock Town Centre via Dean Street in the south.

- 4.45 Glasgow Road is subject to a 30mph speed limit and varies in width. From the Western Road / Glasgow Road Roundabout, Glasgow Road accommodates cycle lanes on either side of the carriageway and a hatched central reservation. Glasgow Road provides access to Rowallan Business Park via a roundabout with Southcraigs Drive, direct access to Meiklewood Business Park (part of the study area) via a private road and provides access to the Southcraigs residential settlement.

- 4.46 At the northern end of the study area Glasgow Road connects to the A77 at the Meiklewood Interchange where the M77 / A77 meets the B7038. The interchange provides direct access to Glasgow Road from the A77 for northbound traffic only.

- 4.47 The M77 Junction 7 Fenwick Interchange allows access to the village of Fenwick and Kilmaurs via the A77 and B751 Kilmaurs Road for southbound traffic only and southbound access to the M77. Access for northbound traffic is provided for via M77 junction 8. Junction 8 also provides direct access for northbound traffic to the B751 Kilmaurs Road.



- 4.48 Grassyards Interchange lies on the A77 Kilmarnock Bypass to the east of the town and approximately 1.7km south of the Glasgow Road / Meiklewood Interchange. It is a simple diamond interchange, with the B7082, which routes southwest into the town centre. There are also two minor roads to the east. The C10 Grassyards Road continues the line of the B7082 to meet the A719, whilst the C33 turns off the southbound onslip at a mini roundabout and routes east to meet the A719 at Moscow.
- 4.49 In considering access to the northern part of the study area, whilst northbound and southbound connection points from the A77 / M77 do exist, the current junction arrangement doesn't provide direct access to the study area for southbound traffic. The route for M77 southbound traffic accessing Glasgow Road involves leaving the M77 at Junction 8 and then following the B7038 to Glasgow Road.
- 4.50 To access the B751, Kilmaurs Road from the M77 southbound traffic is required to leave the M77 at Junction 7, route onto Stewarton Road then the B778 which connects to the A77 and then the B751 Kilmaurs Road.
- 4.51 The route networks described above are considered suitable of accommodating additional traffic on the basis of their geometry and junction arrangement. However, additional development may impact on local junction capacities. Traffic surveys and capacity assessment may be required which could indicate the requirement for local junction mitigation measures. Furthermore, more convoluted access routes to the study area may not be favoured by potential developers.
- 4.52 On the basis of more direct access routes, it is considered that the Meiklewood part of the study area is more likely to be suitable for Industrial, Storage or Distribution Classes Uses given its closer proximity to the M77. The western portion of the site closest to the A735 may be more suitable to Class 4 Business Uses.
- 4.53 A review of the current transportation provision in the study area has identified that both Glasgow Road and the A735 are bus routes. Bus stops with timetabling information are located on Glasgow Road approximately 610m from the existing Glasgow Road access for bus travel northwards and approximately 415m for southbound travel to Kilmarnock. Approximately 6 services operate along Glasgow Road providing strategic and well used bus provision, which are accessible to the Meiklewood area of the study area. However, it should be noted that the existing bus stop locations are currently out with the recognised maximum walking distance to a bus stop.
- 4.54 On the A735 bus stops are located on either side of the road approximately 110 metres from the John Walker / A735 roundabout. One bus service operates along this route between Kilmarnock and Stewarton.
- 4.55 A formal cycle route, Kilmarnock Cycle Route is available on Glasgow Road. The route is predominately on-road, however, sections of the route are traffic free. The route benefits from 1.5m lanes on Glasgow Road and Western Road which are dedicated for cyclists only and incorporate dropped kerb crossings. At the Southcraig Drive / Glasgow Road Roundabout the route reverts to off road and continues off road as it passes the study area at Meiklewood where the route continues to Fenwick, Stewarton and Glasgow. Overall, the route connects to National cycle Route (NCR) 73, Ardrossan to Kilmarnock in the south which routes through the town centre connecting to other local town centre cycle routes. NCR 73 provides connections to Irvine where the route links to NCR 7, connecting the site to Ayr in the south.



- 4.56 From the above review of the current transportation provision whilst bus and cycle provision are available within the study area, it is evident that improvements will be required to support any future commercial/employment development in this area. Transport planning policy indicates that pedestrian access should be available to bus and rail provision within 400m and 800m respectively. In addition, access to local amenities should be available at a distance of 1600m.
- 4.57 Generally, existing land boundaries will make it difficult to introduce pedestrian and cycle connectivity across the entire study area. There are, however, opportunities where this can be achieved subject to land ownership. These opportunities include at the A735 boundary in the vicinity of the John Walker Roundabout and Glasgow Road in the vicinity of the existing access road where connections from the existing footway / cycle network could be developed into the study area. Whilst there is also a potential direct connection from the B751 Kilmaurs Road this location is rural and therefore doesn't offer a link to the surrounding urban area. Extension to the existing bus service provision would also need to be considered, including the provision of new bus stops on Glasgow Road. It should also be noted that bus provision will be key to the successful integration of the study area and promoting sustainable linkages to the surrounding conurbation. This could also be achieved through exploring park and ride bus /car share facilities within the site. The access junctions and internal layout will therefore need to be developed and designed to support bus integration.
- 4.58 **Description of the Study Area and Surrounding Transport Network**
Currently, access to the study area is associated with the various access points serving the operational land uses with the most prominent serving the existing Meiklewood Business Park from Glasgow Road. It is understood that this access and associated internal road are under private ownership. On this basis the access road has not been considered in the review of suitable access locations.
- 4.59 The presence of the existing unclassified road (U50, Mossie Road) which connects Glasgow Road and the B751 Kilmaurs Road creates a natural separation of the study area. It is considered unlikely that the unclassified road would be suitable in its current form (single carriageway road allowing two-way operation with passing places) to support significant increases in traffic particularly HGV movements associated with Storage or Distribution Classes. The road is of a rural standard serving approximately 5 properties. Opportunities may exist to upgrade the unclassified road to include footway and cycle provision and street lighting thereby focusing connection of this route by sustainable travel. This could also allow connection to the existing right of way in this vicinity.
- 4.60 An initial review of the access opportunities for the whole study area has identified three potential access options, as follows:
- Option 1 - Introduce a fourth arm at the existing A735 Kilmaurs Rd / John Walker Drive Roundabout;
 - Option 2 - A new roundabout on the B7038 Glasgow Rd incorporating the realignment of the existing unclassified road (U50, Mossie Road); and
 - Option 3 - New access on the B751, Kilmaurs Rd.
- 4.61 The above options were presented to Ayrshire Roads Alliance (ARA) who responded positively indicating that in principle the above options were acceptable. ARA's response also included comments relating to potential land issues for Option 2 and that Option 3 should only be considered in conjunction with Option 2 and not as an



alternative to it. The access options are presented on the Schematic Infrastructure Improvement Plan (Appendix 6).

- 4.62 Whilst the above options provide potential access opportunities, they are limited to the immediate local road boundaries, as such they do not deliver an overall strategic access solution. Delivering a direct and strategic access to the site would require a new access from the A77 or significant re-design of the Meiklewood Interchange. Scottish Planning Policy (SPP) states that *“new junctions on the motorway and trunk road network are not normally acceptable”* this is particularly applicable where other access options to a site are available, as is the case with the current proposals.
- 4.63 Furthermore, any alterations to the Meiklewood Interchange would be subject to achieving acceptable design criteria, justification and need. Any strategic re-design of the junction would require to be designed in accordance with the Design Manual for Roads and Bridges (DMRB) and demonstrate there would be no adverse impact on road safety or operational performance to the satisfaction of Transport Scotland.
- 4.64 It is worth noting that the development of any access option either those suggested above or alternative options are subject to land ownership considerations and design standards. The Schematic Infrastructure Improvement Plan indicates a high level view of likely access positions and realignment of the unclassified U50, Mossie Road. Detailed concept designs would require to be developed to ensure the access options can be delivered in compliance with the appropriate design standards. Any new access junction will require to comply with SCOTS National Roads Development Guide and any Ayrshire Roads Alliance (ARA) specific requirements in terms of access design parameters, junction spacing and visibility standards.
- 4.65 Through the desktop review exercise two high pressure gas mains has been identified as running through the site from west to east, as identified on the overall Constraints Plan (Appendix 4). Whilst the location of the gas mains doesn't overlap with the potential access Option 1, consideration may have to be given to the route of the gas mains when developing internal access roads layouts and development plot areas.
- 4.66 Overall, the transportation baseline review is summarised as follows:-
- The planning context is provided by the current LDP (2017);
 - Three options have been identified that could potentially be developed to provide access to the study area. ARA has indicated that the access options are 'in principle' acceptable. All access opportunities are subject to land ownership and design parameters;
 - Improvements to the existing transport network will be required to comply with Transport Policy to ensure connectivity of the study area;
 - Extension to the existing bus service provision would need to be considered. Bus provision will be key to the successful integration of the study area and promoting sustainable linkages to the surrounding conurbation.
 - The access junctions and internal layout will need to be developed and designed to support bus integration.
 - Provision of new bus stops in the vicinity of Glasgow Road will be necessary;
 - Opportunities may exist to upgrade the unclassified road between Glasgow Road and B751 Kilmaurs Road to include shared footway and cycle provision and street lighting;
 - The two rights of way through the site may need to be diverted;



- Additional development may impact on local junction capacities. Traffic surveys and capacity assessment may be required which could indicate the requirement for local junction mitigation measures;
- Direct connections to Glasgow Road exist from the M77 for northbound movements, however, southbound movements require local road connections which are less direct and may be less attractive for potential land uses;
- The Meiklewood part of the study area is more likely to be suitable for Industrial, Storage or Distribution Classes Uses given its closer proximity to the M77;
- The western portion of the site closest to the A735 may be more suitable to Class 4 Business Uses being closer to the existing transport network and connections on the B7064 Western Road and the A735 Kilmaurs Road. Also, Class 4 wouldn't generate high levels of HGV movements;
- Consideration may have to be given to the route of the gas mains when developing internal access roads layouts and development plot areas.
- A more detailed assessment will be required to fully understand the expected transportation effects of the study area once the development land uses are defined; and
- Information contained within this summary should be considered preliminary and subject to change until full review has been undertaken.

Flood Risk

Watercourses and Water Features

- 4.67 OS mapping indicates that several watercourses and water features are located within and around the site boundary.
- 4.68 The Woodhill Burn, located towards the south-western site corner, is understood to originate from a ditch adjacent to the residential properties of Rassay Place in Onthank, flowing in a south-westerly direction toward Onthank Primary School. The ditch is shown to be culverted at this point, emerging approximately 130m downstream at Turner's Gorse, where OS mapping names the watercourse as Woodhill Burn. The watercourse then intersects the south-western site corner and flows through the site for approximately 420m toward a culvert beneath the unnamed access track which forms the western site boundary. The watercourse then continues in a westerly direction for approximately 1.9km before discharging to the Carmel Water by Bailiehill Mount.
- 4.69 Several minor unnamed watercourses and drainage ditches are also present within the site boundary, which are understood to drain surface water flows from the surrounding agricultural fields and isolated area of marsh. Of particular note is the minor watercourse in the western portion of the site which originates along a field boundary to the south-east of Buntonhill farm steading. The watercourse is shown to flow in a south-westerly direction through several sections of culvert toward the farm steading at Grassmillside, approximately 740m downstream. The watercourse then continues in a south-westerly direction toward a culvert beneath the unnamed access track which forms the western site boundary.
- 4.70 Review of OS mapping notes an area of marsh centred around NGR: 243717, 641364 previously known as the Northcraig Reservoir, which is understood to have served as a formal water supply for Kilmarnock during the late 1800's to mid-1900's. Review of the information available to date indicates the reservoir was formally decommissioned in 2004, however the topographical depression and associated berms are still present. As such, water continues to accumulate in this area and is now considered as a wetland (hereafter referred to as Northcraig Wetland), although



not to the volume or extent of the former reservoir. The former reservoir outfall has also been retained which is now recognised as a standalone ditch on the eastern boundary of the wetland, flowing in a southerly direction toward the Fenwick Water. It is understood that the majority of underground infrastructure associated with the former reservoir, i.e. raw water feeder pipes/outfall pipes, is still present beyond the northern and southern perimeters of the Wetland.

- 4.71 OS mapping also notes several relatively small bodies of water adjacent to Meikle Mossie/Rowallan Activity Centre associated with the localised marshy ground conditions and network of drainage ditches within Moss Wood. Although the direction of flow is not clear from OS mapping, levels in the area suggest the ditches may flow in several directions with discharge locations located in the east and west of Moss Wood.
- 4.72 Outwith the site boundary, the Gardrum Mill Burn and several other watercourses run alongside and/or toward the northern site perimeter, continuing in a westerly direction. These watercourses then converge by Bellisland Farm to form the Carmel Water, which is considered one of the main watercourses in the site area. From this point, the watercourse continues in a westerly direction toward Kilmaurs, away from the site.
- 4.73 The Fenwick Water, another main watercourse in the site vicinity, runs alongside the eastern site perimeter, initially on the southern side of the A77 carriageway, before passing beneath a bridge and flowing close to the site boundary by Meiklewood. Flows then continue in a south-westerly direction toward Dean Castle Country Park approximately 1.2km south of the site.
- 4.74 There are no further open channel watercourses or water features noted within close proximity to the site.
- Existing Drainage Infrastructure**
- 4.75 Scottish Water Infrastructure Plans for the site have been obtained to confirm the location and routes of any existing sewer networks within the site boundary. Due to the size of the study area, the extent of the asset plans is limited to the southern/south-western site perimeter where site connection points are anticipated. Copies of the Scottish Water Infrastructure are contained in Appendices 14 – 16.
- 4.76 Review of the plans indicate surface, foul and combined water sewers are located beyond the southern site boundary serving the adjacent residential estate of Onthank and Rowallan Business Park. This network of sewers conveys foul and combined flows toward the Wardneuk Plantation and Dean Park pumping stations, whilst surface water flows are discharged to the adjacent Fenwick Water at various locations. A 300mm combined sewer is also noted adjacent to the eastern/south-eastern site boundary which conveys flows from Laigh Fenwick toward the pumping station at Wardneuk Plantation. All foul and combined flows from this area are treated at the Meadowhead WWTW, located approximately 9.5km south-west of the site.
- 4.77 No public drainage infrastructure is indicated within the site boundary; however, this should be confirmed via further consultation with Scottish Water prior to any works commencing onsite. Consideration should also be given to private drainage infrastructure which are not included on Scottish Water asset plans.



4.78 Although flood risk from the water supply network is not included within this assessment, a review of the Scottish Water asset plans indicates both live and abandoned water supply infrastructure intersects the site therefore further consultation should be undertaken with Scottish Water at the earliest opportunity to determine appropriate measures to ensure protection of these assets (where required) in-line with Scottish Water policy.

Consultations

4.79 Consultations were undertaken with the relevant statutory authorities regarding any relevant flood risk and drainage information available for the site. Consultees included:

- Scottish Environmental Protection Agency (SEPA);
- East Ayrshire Council (EAC);
- Ayrshire Roads Alliance (ARA); and
- Scottish Water (SW).

4.80 SEPA is the flood warning authority in Scotland and is responsible for monitoring river levels, rainfall, tidal predictions and weather forecasts across Scotland to predict the likelihood and timing of flooding. SEPA also has a strategic role in managing flood risk and has a duty to provide flood risk advice to Planning Authorities when consulted in relation to applications for development where the Planning Authority considers there may be a risk of flooding.

4.81 A review of information available via SEPA online at: <http://map.sepa.org.uk/floodmap/map.htm> was carried out. Mapping of fluvial, coastal, pluvial and groundwater flood risk as well as potentially vulnerable areas was examined.

4.82 The SEPA flood map indicates that areas across the site are at “High” risk of surface water flooding, understood to be associated with minor watercourses and topographical low points within the site boundary. The site is also partially located within PVA 02/12/06 (River Irvine and Annick Water catchments), associated with river, surface and coastal sources of flooding.

4.83 SEPA were consulted regarding the flood risk and drainage requirements of the site, in addition to any recorded incidences of flooding within the site vicinity. In their formal response, SEPA advised that there are several watercourses which flow through or alongside the site including the Woodhill Burn and several tributaries of the Fenwick Water and Carmel Water. SEPA advised that although the fluvial flood maps do not cover small watercourses due to the associated catchment size, these sources can still cause serious flooding, and the surface water flood maps highlight areas along these watercourses that are likely to be functioning as a floodplain. As such, SEPA advised that these areas require to be protected to ensure safe management of flooding within any future development.

4.84 SEPA also advised that they hold no records of culverts or historical flooding within the site nor any flood studies/hydrological assessments undertaken for the site. With regards to climate change allowances, SEPA confirmed that a 55% allowance should be adopted for surface water calculations, in-line with current guidance.

4.85 Under the terms of the Flood Prevention (Scotland) Act 1961, the Flood Prevention and Land Drainage (Scotland) Act 1997, and the Flood Risk Management (Scotland) Act 2009, EAC, as designated Flood Prevention Authority, has specific responsibilities, powers and duties in relation to flood prevention matters. This



includes the role of implementing controls to ensure development proposals have adequate surface water runoff and flood prevention controls.

- 4.86 EAC were consulted with regards to the drainage and flooding requirements for the potential development and records of flooding within close proximity to the site, in addition to any flood studies/flood modelling which may be available for the area. In their formal response, EAC advised that queries of this nature should be forwarded to the Ayrshire Roads Alliance (ARA), who act as flood prevention authority on behalf of EAC, however EAC provided a summary of council records nonetheless for completeness. EAC advised that they hold no records of historical flooding at the site, and whilst they hold no details of any culverts in the area, they may be present within the Southcraigs and Onthank housing areas. EAC also advised that the burn leading into the Carmel Water along the northern perimeter is at low to high flood risk, therefore further review/assessment is required. EAC also provided a series of GIS shape files for the site, including fluvial and surface water flood risk extents as extracted from the council's copy of the SEPA database.
- 4.87 Consultation with the ARA indicated that the site is not located within any formal fluvial floodplain, however there are pockets of pluvial flooding that should be considered further. The ARA advised that there are no known flooding issues within the site boundary. With regards to drainage, the ARA advised that the developer is required to show how surface water will be managed at the site including details of any retention, attenuation and SuDS, which should be sized to accommodate the 1 in 200-year rainfall event. The ARA also require an accompanying report that details the flood route to these drainage features, confirming that no property on or off site is subjected to an increased risk of flooding. Furthermore, the ARA advised that where a discharge to a local watercourse is proposed, whether that be an open, piped or culverted watercourse, flow should be limited to 4.5l/s/ha with the retention/attenuation features sized to suit. Where a discharge to existing public drainage infrastructure is proposed, the ARA advised that Scottish Water would determine the required discharge rate and a copy of the discharge consent should be provided to the ARA prior to RRC issue.
- 4.88 Scottish Water were contacted to obtain information on any recorded incidences of flooding from the drainage system in the site vicinity. In their formal response, SW confirmed that they hold a total of 53 sewer related customer contacts in the North Kilmarnock area, received between 2003 and 2021. Of the 53 contacts, 26 contacts were shown to come under the service request type 'sewer flooding', which may suggest capacity issues within the existing system, however specific locations of where these issues have occurred are not included due to Data Protection.
- 4.89 As part of the consultation process, a Pre-Development Enquiry (PDE) was submitted to Scottish Water to obtain information on capacity within the local sewer network. In their formal response (received October 2021), Scottish Water advised that there is currently sufficient capacity within the Milngavie Water Treatment Works and the Meadowhead PFI Waste Water Treatment Works to service the development. However, results from a recent Strategic Water Impact Assessment and Strategic Drainage Impact Assessment of the area, which did not include the site, indicate that any development of the site would likely contribute to impact and mitigation measures would be required. This would include further modelling work to determine the magnitude of change on the currently identified mitigation requirements, and any additional upgrades required to accommodate the development would be funded by the developer. Scottish Water also advised that they may contribute toward the cost of these works, including the required study, via Reasonable Cost Contribution regulations.



- 4.90 With regards to surface water, Scottish Water advised that flows will be re-used on-site, where deemed appropriate, with the remainder managed via suitable SuDS and discharged to the local watercourses at the equivalent greenfield rate, as noted within the PDE application and subject to the SEPA/LPA approval.
- 4.91 Scottish Water also provided a summary of the known water supply infrastructure within the site boundary and details of associated access and stand-off distances required to be included in any development proposals.
- Flood Risk Summary**
- 4.92 Based on the information available to date, the site is considered to be at “Little to no risk” of flooding identified from flood defences, reservoirs or canal sources of flooding.
- 4.93 The main sources of fluvial flooding within the site originate from the Woodhill Burn along the southern site perimeter and several unnamed minor watercourses/drainage ditches located throughout the site, all of which highlighted as surface water flooding on the SEPA flood map due to catchment size. Several sections of culverts are also noted on these minor watercourses/ditches, presenting a potential restriction to flow and risk of blockage which may increase flood risk during extreme events. As the majority of these watercourses form tributaries to the other main watercourses in the area, there is also a potential flood risk from elevated water levels within the downstream channels causing flows to back-up within the site boundary. As such, further assessment will be required during the PPP design stage to fully quantify the risk from these sources and determine the associated exclusion zones, however it is deemed feasible that appropriate measures can be taken to permit development within the general area of these features.
- 4.94 Additional fluvial risks are associated with the Carmel Water located along an isolated section of the northern site boundary, adjacent to Rowallan Mill, however given the location of the river in conjunction with the flood extent shape files provided by EAC and the advice provided with the ARA consultation, overall flood risk from this source is currently considered to be “Low”.
- 4.95 Notwithstanding the surface water flood extents associated with the aforementioned watercourses and ditches, additional areas of surface water flooding are also shown across the site associated with topographical low points/localised depressions, including the Northcraig Wetland. However, given any development would require a new surface water drainage system to be installed and would require to be located out with the Northcraig Wetland, any issues associated with existing surface water flood risk are assumed to be mitigated as part of the development. Therefore, surface water flood work would reduce to “Low” within the site boundary.
- 4.96 Given there are several areas of moss/marsh with some superficial deposits recorded as Peat within the site boundary, ground conditions are likely to be susceptible to saturated ground/elevated groundwater levels in low lying areas. As such, additional measures may be required to protect infrastructure from flooding if development is proposed within these areas, with the worst-case being that development is not recommended or is not permitted by the local authorities. In order to fully quantify the risks from this source, ground investigation including groundwater monitoring is required to confirm feasibility of development across the site. Based on the limited information available to date, a precautionary approach concludes that the proposed development site is at an overall “Medium” risk of groundwater flooding



until further investigation is undertaken to determine groundwater levels within the site vicinity.

- 4.97 To provide protection to the development, and unless otherwise confirmed by SEPA, all proposed buildings require to be located out-with the functional floodplain (1 in 200-year flood extents associated with fluvial sources), with finished floor levels (FFLs) set to a minimum of 600mm above the adjacent 1 in 200-year event plus climate change flood level. Over and above this minimum level, and throughout all remaining development areas, FFLs should generally be set a minimum of 150mm above the adjacent, external ground levels. The proposals will also require to demonstrate that a safe, flood-free emergency access/egress route can be provided for each developable area.
- 4.98 In order to comply with local planning policy and best practice guidance, suitable drainage measures should be incorporated to ensure that the development remains protected from flooding from pluvial sources up to the 1 in 200-year flood event plus climate change, which would reduce the risk of surface water flooding to “Low” within the site boundary. With regards to SEPA’s latest guidance, appropriate climate change allowances for pluvial flood risk equate to 55% for this particular area. It should be noted that any proposed SuDS features require to be located out-with the functional floodplain, in-line with local planning policy and best practice guidance.
- 4.99 Given public drainage infrastructure has not been identified within the site boundary, foul flows will likely require to connect to the existing networks beyond the southern boundary of the site. As these existing foul and combined networks eventually discharge to the aforementioned Wardneuk Plantation and Dean Park pumping stations, capacity assessments will require to be undertaken to ensure the pumping stations and associated pipework can accommodate flows generated by the site. Where a capacity issue is identified, upgrade works will be required to enable development. Regarding surface water, flows will require to be treated and attenuated prior to controlled discharge to the on-site watercourses, unless infiltration as a means of surface water disposal is deemed feasible via ground investigation and infiltration/soakaway testing.
- 4.100 Where a risk of groundwater flooding is identified, appropriate mitigation measures could include the use of flood resilient and resistant materials in the lower levels of the building as a precautionary measure. Furthermore, appropriate measures should also be taken during the construction period of the development, particularly in relation to excavations, to prevent damage to equipment or a delay in the construction timeline due to groundwater ingress.
- 4.101 Although flood risk from the water supply network is not included within this assessment, a review of the Scottish Water asset plans indicates both live and abandoned water supply infrastructure intersects the site. As noted within **Section 4.91**, Scottish Water provided details of the access and stand-off distances required to ensure protection of this infrastructure, which should be incorporated into any development proposals going forward.
- 4.102 Assuming the afore-mentioned mitigation measures are incorporated into the design, flood risk associated with fluvial, pluvial and groundwater sources would be considered to reduce to “Low” within the developable areas of the site.



5.00 Baseline Economic Position

Introduction

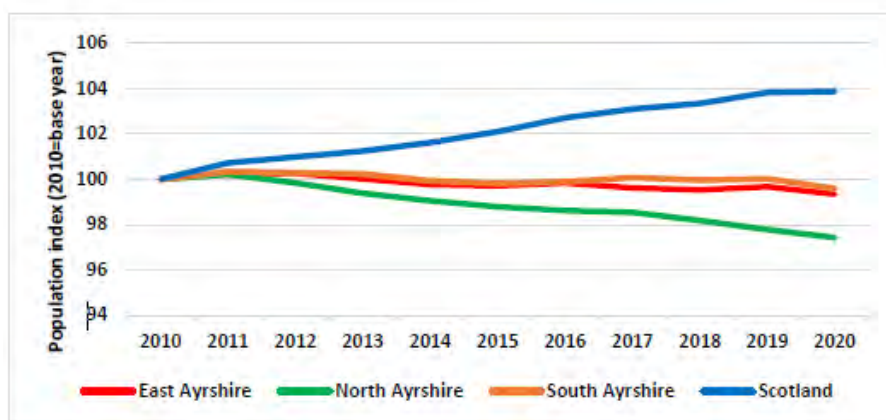
5.01 This section of the report sets out the baseline economic conditions in East Ayrshire. It presents the current 'state of play' and trends over time in terms of the East Ayrshire's demographics, labour profile and economy. Section 3 also sets out a short policy context, outlining the key policies or interventions that are, or will, be affecting change in East Ayrshire, including the Ayrshire Growth Deal and the Economic Development Strategy. The baseline economic conditions and policy context are important to understand to assist with the potential impacts and wider benefits of the Ayrshire Growth Deal and any future development proposals.

Demographics

5.02 East Ayrshire had a population of 121,600 in 2020. As seen in Figure 5.1, this has remained relatively stable over the past decade, declining slightly between 2019 and 2020, in contrast to Scotland as a whole where the population has grown by 4%. East Ayrshire has the second largest population of the three Ayrshire councils, after North Ayrshire. Of the three, North Ayrshire's population is in decline, while the populations of East and South Ayrshire are both broadly stable.

5.03 East Ayrshire has five main towns: Kilmarnock, Cumnock, Galston, Stewarton and Dalmellington. Kilmarnock is the principal settlement with a population of c.46,000, which is just under 40% of East Ayrshire's total population.

Figure 5.1: Population Index



Source: Mid-Year Population Estimates, NOMIS

5.04 As with Scotland as a whole, the population of East Ayrshire is ageing. Compounding this, the area already has a slightly older population profile than nationally. East Ayrshire has seen a decline in the absolute number and share of working age (16-64 years) population over the last decade. In 2020 people of working age accounted for 62% compared to 65% in 2010. People of retirement age have grown in absolute and proportional terms, from 17% of the population in 2010 to 21% in 2020. This is in line with the broad trends nationally.

5.05 Population retention is expected to be a challenge for East Ayrshire in the future. It is forecast to fall by 7% by 2043, equivalent to over 8,000 people, and in contrast to a 3% forecast growth in Scotland's population. In East Ayrshire, current trends are expected to continue to 2043, with a further decline in people of working age and growth in people of retirement age. The overall decline in East Ayrshire is expected to be less steep than the forecasts for North and South Ayrshire. However, it is



important to explore and examine development opportunities in order to support the retention and attraction of people into East Ayrshire.

5.06 Ayrshire as a whole is a relatively self-contained region. With the East Ayrshire population having remained stable, any movement is broadly evenly split between incomers and leavers, with incomers and leavers tending to come from, or move to, elsewhere in Ayrshire (South and North) or Glasgow City.

5.07 East Ayrshire also faces the challenge of a relatively low level of qualifications amongst its population, in comparison to Scotland as a whole. In 2020, 42% of East Ayrshire's working age population was qualified to degree level compared to 49% nationally. Also, 8% had no qualifications similar to Scotland.

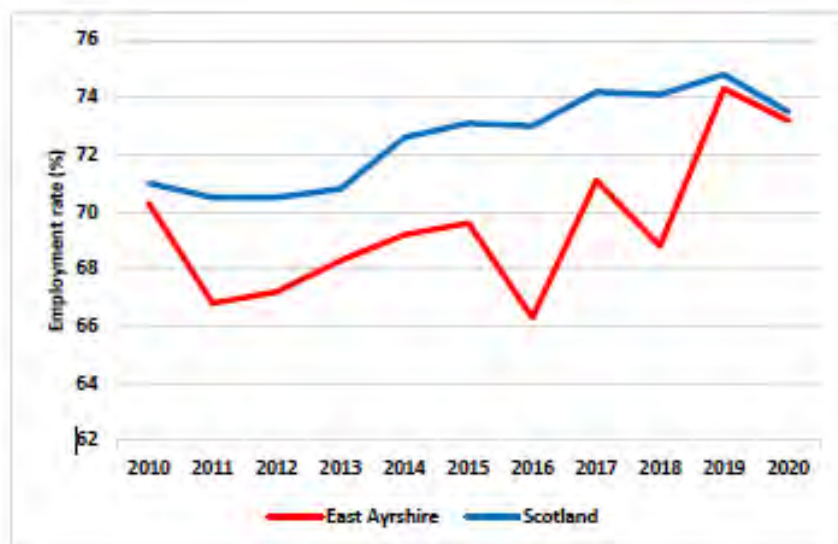
Demographics – implications for development opportunities

5.08 A declining working age population will mean a smaller labour pool for potential employers at any future commercial/economic development with regard to the AMIC and other Ayrshire Growth Deal projects (as well as future development opportunities) to recruit from. Similarly, a less qualified population may have implications for employers looking to recruit for roles that require qualifications and higher skills levels. However, Kilmarnock's good transport connections to Glasgow in the north (M77) and Ayr in the South (A77) will widen the recruitment pool to people living outside of East Ayrshire. Indeed, this is happening already with a significant portion of EAC staff living in Glasgow and the surrounding area. Spatial planning objectives as set out in Scotland 2045: Our Fourth National Planning Framework (2021)¹ aim to reduce environmentally unsustainable travel, i.e. between regions, and strengthen local living.

Labour Market

5.09 East Ayrshire's employment rate is now similar to the national rate. In 2020, East Ayrshire had an employment rate of 73.2%, just 0.3% lower than Scotland as a whole. The rate has caught up with the national level since 2019, as shown at Figure 5.2.

Figure 5.2: Employment Rate



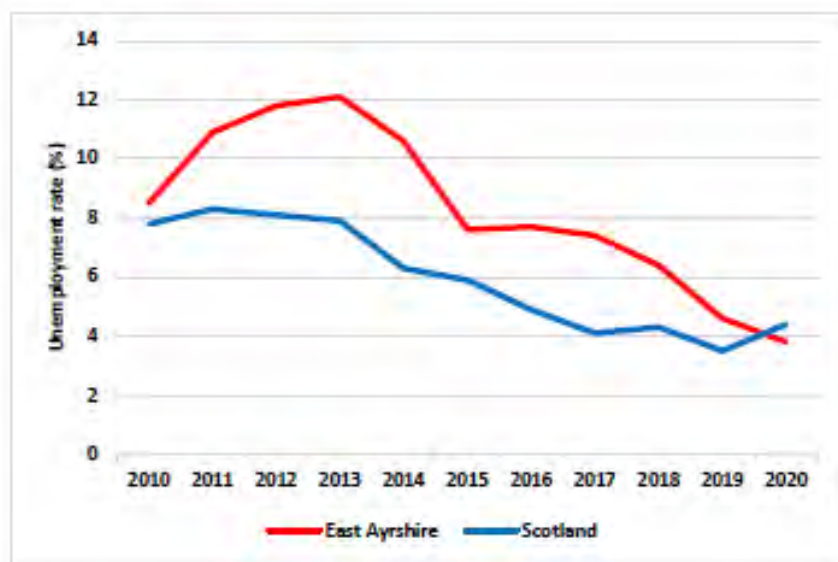
Source: Annual Population Survey, NOMIS

¹ <https://www.gov.scot/publications/scotland-2045-fourth-national-planning-framework-draft/>



5.10 Until 2020, East Ayrshire has had a higher level of unemployment than nationally over the last decade. As shown at Figure 5.3, East Ayrshire's unemployment rate was 3.8% in 2020, lower than Scotland's rate of 4.4%. This is following a continued drop in the unemployment rate in East Ayrshire since 2013, and the gap with the national rate has been slowly narrowing and crossing over. This could point to a slight tightening of the East Ayrshire labour market.

Figure 5.3: Unemployment Rate



Source: Annual Population Survey, NOMIS

5.11 One of the most significant socio-economic challenges facing East Ayrshire is a relatively high level of economic inactivity amongst its population. These are people who are neither employed nor seeking employment. The economic inactivity rate was 24% in East Ayrshire in 2020, slightly higher than 23% for Scotland as a whole. East Ayrshire has had notable increases in economic inactivity over the last decade, particularly in 2016 and 2018, while it has remained steady nationally. This equates to around 17,400 of East Ayrshire's working age population being economically inactive. The area's high inactivity rate is primarily driven by people who suffer from long-term health issues².

5.12 There is a different mix of skilled roles and occupations in East Ayrshire than in Scotland as a whole. The area has a higher share of elementary occupations than Scotland (13% vs 10%), a lower share of low-skilled operative roles (4% vs 6%) and more administrative and secretarial roles (13% vs 10%). However, East Ayrshire has a smaller share of professional occupations, the most common occupational role, when compared to the rest of Scotland (19% vs 24%). These professional occupations tend to be higher skilled and higher paid roles.

5.13 East Ayrshire has a higher rate of part-time jobs than nationally. In 2019, 38% of employees worked part-time in East Ayrshire, compared to 34% across Scotland. This may have implications for income levels for those employed in the area.

5.14 In 2020, the average full-time earnings of an East Ayrshire resident was £32,600 which was slightly above the Scottish average of £31,800. The residents' earnings level was similar to the average full-time earning of an East Ayrshire job which was

² Annual Population Survey.



£32,600. This reflects the fact that some people living in East Ayrshire travel outside the area to work and access higher paid jobs, for example in Glasgow City. This is supported by travel to work data which shows a net outflow of workers from East Ayrshire. While an estimated 11,000 people commute into East Ayrshire each day, primarily coming from elsewhere in the Ayrshire region (North and South), up to 20,000 residents commute *out* of the local area each day, particularly to the nearby employment hubs of Glasgow City and South Ayrshire. It is important to grow local development opportunities in East Ayrshire in order to reduce unsustainable travel between regions, an aim set out in Scotland 2045: Our Fourth National Planning Framework (2021)³, and to instead strengthen local living.

Labour Market – implications for development opportunities

- 5.15 Despite a relatively poor performing labour market, East Ayrshire's unemployment rate has been falling in recent years, narrowing the gap with Scotland. Any employment generated at the AMIC in Kilmarnock as well as wider Ayrshire Growth Deal projects will help to support this trend. However, employers may find the high inactivity rate combined with a falling unemployment rate means the pool of available labour is more limited. The evidence shows that many residents commute out of the area for higher paid jobs. Quality employment at the AMIC in Kilmarnock and through other development opportunities as part of the Ayrshire Growth Deal could perhaps be an attractive option for these workers.

Key Sectors

- 5.16 There has been strong growth in East Ayrshire's business base in recent years. In 2020, East Ayrshire had 3,275 registered businesses and this number has grown by 6% over the past five years, similar to the picture nationally (6%). The business base in East Ayrshire is dominated by micro businesses employing fewer than 10 people. Micro businesses account for a slightly greater share of East Ayrshire's base than nationally (89% vs 88%). In East Ayrshire, the number of micro businesses has grown 24% since 2010, reflecting an average year-on-year growth of 2% to 2020, and this trend indicates future growth is likely.
- 5.17 Agriculture, construction and professional services are the largest business sectors in East Ayrshire, accounting for 40% of the total business base. Although this is similar to the picture nationally (39%), East Ayrshire is over-presented in businesses in the lower-value agriculture and retail sectors, given the prevalence of farming and town centres in the area, and is under-represented in the higher-value professional services sector.
- 5.18 There were 42,000 jobs in East Ayrshire in 2019 and this had fallen by 1% since 2015, different from the national level which experienced 1% growth. As shown in Table 3.1, the top employing sectors in East Ayrshire are health (10,000), retail (5,500), and business administration (3,500). These are similar to the top employing sectors in Scotland, and together account for almost half (49%) of all the jobs in East Ayrshire.
- 5.19 Manufacturing and engineering are important sectors in the area, with key companies such as Brodies Engineering and Mahle Engineering. The sector is supported and represented the Ayrshire Engineering Alliance.
- 5.20 When compared to Scotland, employment in East Ayrshire is typically concentrated in lower-value sectors. East Ayrshire is significantly over-represented in health employment (24% vs 15% in Scotland, see Table 5.1), likely due in part to the large

³ <https://www.gov.scot/publications/scotland-2045-fourth-national-planning-framework-draft/>



number of jobs at Crosshouse Hospital near Kilmarnock. Agriculture and public sector jobs are also more concentrated in East Ayrshire than the national position. In contrast, the local area is under-represented in jobs in higher-value sectors such as professional services, finance and ICT.

Table 5.1: Employment by sector in East Ayrshire and Scotland (2019)

Sector	East Ayrshire (no. of jobs)	East Ayrshire (% of all jobs)	Scotland (% of all jobs)
Human health	10,000	24%	15%
Wholesale and retail	5,500	13%	13%
Business administration	3,500	8%	8%
Accommodation	3,500	8%	6%
Public administration	3,250	8%	6%
Manufacturing	2,750	7%	6%
Education	2,750	7%	8%
Construction	2,000	5%	5%
Agriculture	1,875	4%	3%
Professional services	1,875	4%	7%
Transport	1,500	4%	4%
Arts and entertainment	1,250	3%	3%
Other sectors	2,750	7%	12%
Total	42,000	100%	100%

Source: Business Register and Employment Survey

Key Sectors – implications for development opportunities

5.21

The strong business base growth experienced in East Ayrshire in recent years might suggest it is becoming easier for businesses to start-up in or relocate to the area and that they are encouraged and supported to do so. For instance, the land on and adjacent to the proposed AMIC development location would present an opportunity to attract further inward investors to the area, rather than displacing existing activity from elsewhere in East Ayrshire.

5.22

Sectorally, East Ayrshire has strengths in the health, agriculture and retail sectors and emerging strengths in manufacturing and engineering. The AMIC and wider Ayrshire Growth Deal projects can therefore look to build upon these existing strengths. However, the area has a relatively low concentration of higher-value



professional service jobs. The development could attract more of these types of businesses and jobs to East Ayrshire and contribute to the local economy.

Potential Social Impacts and Community Benefits

- 5.23 The development of land at the Kilmarnock North site will provide a number of full-time and part-time additional employment opportunities in Kilmarnock, East Ayrshire and the surrounding area, in terms of both permanent on-site employment and through the temporary employment opportunities afforded by the construction phase. Jobs will also be created and safeguarded in supply chain companies for the resulting economic activity and operations during construction and on site once complete. There is also further scope for job safeguarding/creation more widely – e.g. in transport, retail etc. as well as safeguarding of jobs within public services.
- 5.24 Development will therefore safeguard and retain the knowledge, skills and attributes of Kilmarnock and East Ayrshire's workforce within the local area. It will contribute to reducing the need for people to travel outwith their local area for employment, and will enable people to stay in the immediate locality, where they may otherwise leave the area or indeed region to seek employment opportunities elsewhere. This will ultimately contribute to the retention and attraction of people and skilled talent in the area.
- 5.25 By attracting or retaining a greater proportion of working age people, this will have a positive effect on the demographic structure and dependency ratio (the ratio of those at working age versus those aged 16 or under, and aged 65+) in Kilmarnock and more widely in East Ayrshire.
- 5.26 Investment through the project, and the associated impact on population retention, can help to make the case for enhanced service provision, or safeguarding of services in a remote, rural area. This can have a knock-on effect of safeguarding or even creating jobs to ensure service provision. The project will reinforce community confidence and residents' positive perceptions of their community in light of an improved profile and reputation of Kilmarnock as a thriving town.
- 5.27 It is anticipated that the substantial capital investment likely to be required by development of the land at the Kilmarnock North can act as a stimulus for further investment. Specifically, this may help to make the case for transport infrastructure improvements, through road improvements, enhancements to essential transport links, etc. This would be of benefit to other businesses and the Kilmarnock/East Ayrshire population. This investment and delivery of infrastructure will improve the physical fabric of the local area to the benefit of the local community.
- 5.28 There is also the potential for other off-site regenerative impacts. The scale of the anticipated investment for the Kilmarnock North site may contribute to local supply chain businesses' ambitions to make investments in their own physical infrastructure.
- 5.29 Also, the salaries paid to construction workers, and to employees of companies that ultimately locate on the Kilmarnock North site will help to increase or at least safeguard employee spending power. Direct on-site jobs will likely pay higher wages than many of the jobs in other sectors in the local area, given the sectors within scope. This increases the monies circulating in the local economy as a result of worker spend and a greater ability to spend in the local area on services, amenities, leisure, housing, etc. More jobs locally retains more income locally, which helps to sustain the local community.



Relevant policy context

Ayrshire Growth Deal

- 5.30 The Ayrshire Growth Deal was signed by the Scottish and UK Governments on the 19th November 2020 and is estimated to be worth £251.5 million⁴. The deal is expected to unlock private investment worth up to £300 million and create up to 7,000 new jobs in the region. It is anticipated that the deal will be delivered over a 10 year period.
- 5.31 The Head of Terms Agreement consists of eight key priorities to generate inclusive economic growth across the Ayrshire region⁵. Providing high quality business space is key to unlocking potential in industries such as manufacturing in food and drink. Some of the most transformational projects are discussed here in relation to AMIC and wider Ayrshire Growth Deal developments.
- 5.32 The deal has committed to an **aerospace and space programme**, much of which is clustered around Prestwick Airport in South Ayrshire. This includes a spaceport which will support the ambition of establishing a horizontal launch facility at the airport. An Aerospace and Space Innovation Centre (ASIC) will also be created at Prestwick to support new technology and skills development. This programme could have implications for future developments if science and engineering skills are attracted to South Ayrshire.
- 5.33 Most significantly for East Ayrshire, the deal has committed to a significant **economic infrastructure programme**, which includes significant investment earmarked to deliver the AMIC Project, The CoRE (Community Renewable Energy Project & the Ayrshire Engineering Park). The AMIC project consists of a food and drink centre of excellence along with food grade incubation units and speculative industrial space for the general manufacturing sector. The AMIC centre will provide product development, innovation and technical support to the food and drink sector in Ayrshire and the South West of Scotland.
- 5.34 The **tourism programme** within the Ayrshire Growth Deal focuses very much on the opportunities of marine and coastal tourism in North Ayrshire, in particular creating the Great Harbour coastal visitor attraction at Irvine.
- 5.35 Cumnock, in East Ayrshire, will be the base for the Community Renewable Energy (CoRE), a key project within the **energy, circular economy and environment programme**. CoRE will aim to provide solutions to energy supply and storage challenges in rural areas. This is potentially transformational for Cumnock and could attract firms at the forefront of providing technology for the transition to net zero carbon. The programme will also create a new Centre for Research into Low Carbon Energy and Circular Economy at Hunterston in North Ayrshire, which will support the research and development of new low carbon technologies.
- 5.36 Other projects detailed in the Heads of Terms Agreement of potential relevance to development of the Ayrshire Manufacturing Investment Corridor and other development opportunities include investment in digital infrastructure and a

⁴ <https://www.gov.uk/government/news/ayrshire-growth-deal-agreed>

⁵ [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/784363/AGD - Heads of Terms - February 2019 - Agreed Final.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/784363/AGD_-_Heads_of_Terms_-_February_2019_-_Agreed_Final.pdf)



regional skills and inclusion programme. In comparison with other Growth Deals being negotiated across Scotland, there is less by the way of transport and health improvements covered in the Ayrshire Growth Deal.

East Ayrshire Council Economic Development Strategy

5.37 The East Ayrshire Council Economic Development Strategy (EDS)⁶ covers the period from 2014 to 2025, and aligns with the national strategy and the local community plan. The EDS provides a vision for strengthening the economic capacity of East Ayrshire and improving the economic future and quality of life. Future development at the AMIC and wider Ayrshire Growth Deal projects could contribute to this by creating or safeguarding high-skilled, quality jobs.

5.38 In delivering this, the EDS identifies the following six key priorities, each accompanied by a set of actions. Investment at the AMIC as well as other Ayrshire Growth Deal projects is most likely to contribute to priority 1 and 5.

1. To integrate East Ayrshire with the regional economy
2. To facilitate economic restructuring
3. To improve the vibrancy of our town centres
4. To improve the quality of the tourism on offer
5. To increase economic participation in our communities
6. To accelerate the pace of infrastructure improvements

5.39 The EDS's vision for Kilmarnock is particularly framed around priorities 3 and 6. The plan identifies Kilmarnock as the principle town centre hub in East Ayrshire and focuses on regenerating the town centre by reducing vacancy rates from 21% to 15% and delivering on key projects, including examining access to the river to make it a core destination. The plan also highlights the potential for new industrial or business sites at Meiklewood/Mossie, Rowallan and Moorfield, all in or around Kilmarnock.

East Ayrshire Local Development Plan

5.40 The East Ayrshire Local Development Plan (LDP) was adopted in 2017, giving a proactive and place-based look the future of East Ayrshire⁷. The LDP vision is for East Ayrshire to be *a desirable place in which to live, work, invest and visit*. It will be a sustainable yet competitive economy with good employment opportunities and an attractive place to live. The LDP is complementary to the Economic Development Strategy and the East Ayrshire Community Plan.

5.41 Under the key priorities of the LDP, **places** will be designed to be well-integrated with high-quality green infrastructure, retaining and attracting new residents to help sustain the local economy. The economy will be revitalised to support the implementation for the Economy and Skills Action Plan and the East Ayrshire Community Plan. There will also be a push towards renewable **energy and infrastructure** to reduce greenhouse gas emissions and move to a green economy. Lastly, the LDP will create successful places to attract investment and new visitors to the area by protecting and enhancing the environment.

East Ayrshire Community Plan

⁶ <https://www.east-ayrshire.gov.uk/Resources/PDF/E/EconomicDevelopmentStrategy2014-2025.pdf>

⁷ <https://www.east-ayrshire.gov.uk/Resources/PDF/E/EALDP-Adopted-2017-Vol-1.pdf>



- 5.42 The East Ayrshire Community Plan⁸ was launched in 2015 and runs to 2030. The plan sets out a vision for East Ayrshire to be a place with *“strong, safe and vibrant communities where everyone has a good quality of life and access to opportunities, choices and high quality services which are sustainable, accessible and meet people’s needs.”*
- 5.43 The plan recognises some of the social challenges faced by East Ayrshire, such as changing demographics and inequalities, and establishes three key areas for actions: economy and skills; safe communities; and wellbeing. Development at AMIC and other Ayrshire Growth Deal projects will support the economy and skills theme through the creation of higher value economic activity and employment.
- 5.44 ***Scotland Food and Drink Ambition 2030***
With farming, fishing and food and drink being the most valuable industry in Scotland, the Scotland Food and Drink Partnership released the 2030 Ambition to double turnover to £30 billion⁹.
- 5.45 Achieving this requires facing key challenges including the following, which Ayrshire is well-placed to overcome. These including the following, in relation to the AMIC development:
- Success and growth must translate into greater profitability at the farmgate and on the fishing boat;
 - The industry must deepen collaboration along the whole supply chain from end to end; and
 - Greater collaboration with sectors such as tourism, textiles and life sciences to enhance collective reputation, sales and profitability.
- 5.46 Ayrshire is already experiencing some diversification into product manufacturing, exploring the whole supply chain collaboratively, and has strong tourism links. Building on these in line with the Ambition will benefit the sectors and strengthen the local economy. The development of the AMIC will work to support this, along with the three pillars of *people and skills, supply chain, and innovation*. The proposed Food & Drink Centre of Excellence will play a key role within this.
- 5.47 ***Scotland’s 2018-2032 Climate Change Plan***
Scotland’s 2018-2032 Climate Change Plan was launched in 2018 and updated in 2020¹⁰, and sets out the Scottish Government’s approach to delivering a green recovery. The 2020 update accounts for the impact of COVID-19 and includes a pathway to delivering on climate change targets – specifically, to reduce emissions by 75% by 2030 (as compared to 1990) towards net zero by 2045. The Plan presents actions and objectives across a range of sectors to meet these net zero targets.
- 5.48 CoRE is a key project within the **energy, circular economy and environment programme** and will aim to provide solutions to energy supply and storage challenges in rural areas. The project based in Cumnock has the potential to attract firms at the forefront of providing technology for the transition to net zero carbon. It will also create a new Centre for Research into Low Carbon Energy and Circular Economy at Hunterston in North Ayrshire, which will support the research and development of new low carbon technologies.

⁸ <https://www.east-ayrshire.gov.uk/Resources/PDF/C/Community-Plan-2015-2030.pdf>

⁹ <https://www.scotlandfoodanddrink.org/media/1465/ambition-2030.pdf>

¹⁰ <https://www.gov.scot/publications/securing-green-recovery-path-net-zero-update-climate-change-plan-20182032/>



- 5.49 ***Making Scotland's future - a recovery plan for manufacturing***
Published in June 2021, *Making Scotland's Future: A Recovery Plan For Manufacturing*¹¹ sets out a number of priority areas and key actions in response to the COVID-19 pandemic, and enable manufacturing and engineering firms to adapt, transform and continuously improve to ensure the sustainable recovery and resilience of an important sector for Scotland's economy. This builds on the *Manufacturing Future for Scotland Action Plan* published in 2018.¹²
- 5.50 The Ayrshire Engineering Park within the Economic Infrastructure programme, and the Prestwick Commercial Build (part of the Aerospace and Space programme), are key projects within the Ayrshire Growth Deal. Both projects will contribute to the ambitions set out in the Manufacturing Recovery Plan.
- 5.51 ***Ayrshire Regional Economic Strategy***
Adopted in 2020, the Ayrshire Regional Economic Strategy¹³ aims over the next ten years to build a resilient economy, driving productivity, inclusion and sustainability. It will be at the forefront of clean energy, manufacturing and digital technologies with recognition for innovation and world class infrastructure and provides a long-term focus for restructuring the economy and growth from the COVID-19 pandemic.
- 5.52 With Advance Manufacturing and Food & Drink being key themes identified in the strategy that are critical to economic recovery and renewal, AMIC and wider Ayrshire Growth Deal projects (as well as development opportunities more generally) will be at the forefront of delivering the Strategy. It will be driving innovation through collaboration with research centres across the UK and similar centres of excellence with academic institutions. This will maintain food and drink innovation is at the forefront in product development and manufacturing excellence.

¹¹ <https://www.gov.scot/publications/making-scotlands-future-recovery-plan-manufacturing-final-june-2021/>

¹² <https://www.gov.scot/binaries/content/documents/govscot/publications/corporate-report/2018/09/a-manufacturing-future-for-scotland-action-plan/documents/a-manufacturing-future-for-scotland/a-manufacturing-future-for-scotland/govscot%3Adocument/A%2Bmanufacturing%2Bfuture%2Bfor%2BScotland.pdf>

¹³ Ayrshire Regional Economic Strategy



6.00 Assessment of Development Options and Market Review

Introduction

6.01 The scope of this Stage 1 Feasibility Assessment is to focus on commercial development opportunities for the land at Kilmarnock North (as shown in Appendix 1). The following potential development options have been identified as suitable commercial uses for this location:

1. General Business and Industry
2. Advanced Manufacturing
3. Energy Related Industries
4. Roadside Services
5. Transportation

6.02 This section of the report will assess the current market position and market demand for each of the above potential development options. The options will be assessed as a stand-alone proposal or if the proposed use could be brought forward as part of a mixed-use development.

Option 1: General Business and Industry

6.03 Part of the study area is identified as a Strategic Business Location (Site Reference: 152B Meiklewood/Mossdale). Rowallan Business Park (Site Reference 153B) is located to the south of the study area. The MIR for LDP2 identifies Kilmarnock North as a potential location for future economic expansion.

6.04 The continued allocation and expansion of the allocation for general business and industry use (Class 4, 5 and 6) within the study area would accord with the spatial strategy set out within the adopted and emerging LDP. However, the adopted LDP 2017 notes that the land at Meiklewood/Mossdale has been identified in 2 previous plans and has not been brought forward for development. This would suggest a lack of market demand for business and industrial use at this location.

6.05 Graham + Sibbald has undertaken discussions with the Economic Development Department at East Ayrshire Council, who has confirmed that the Council has not received any enquiries for this location.

6.06 Schedule 3 of the allocated LDP 2017 allocates the following sites within Kilmarnock for business and industrial use:

Site Reference	Site Address	Site Size (hectares)	Council Ownership
152B	Meiklewood/Mossdale	43.28	
153B	Rowallan Business Park	27.34	
158B	Moorfield Park	28.92	Partially
160B	Moorfield Park (Phase 3)	18.84	
159B	Moorfield South	20.55	Partially

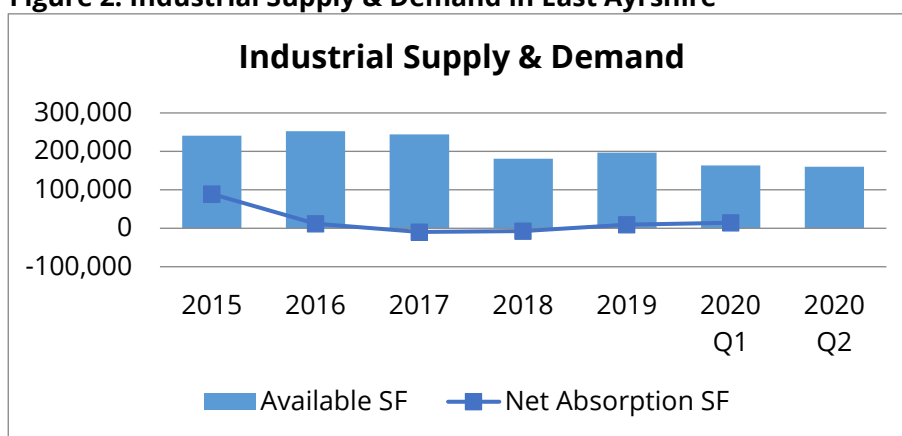


Site Reference	Site Address	Site Size (hectares)	Council Ownership
322B	Bonnyton Industrial Estate	9.78	
323B	Glenfield Industrial Estate	14.09	Partially
324B	Glacier Vandervel	8.65	

6.07 In February 2021, Avison Young prepared a Review of Business and Industrial Land Supply in East Ayrshire. This provides an up to date position in relation to supply and demand for business and industrial uses.

6.08 Paragraph 3.44 of the Review details that *'the Industrial market in East Ayrshire has experienced a loss in supply due to closures that have resulted in site demolitions and conversions of property to alternative uses. Despite this, local demand has seen some rental increase in the smaller unit market'*.

Figure 2: Industrial Supply & Demand in East Ayrshire



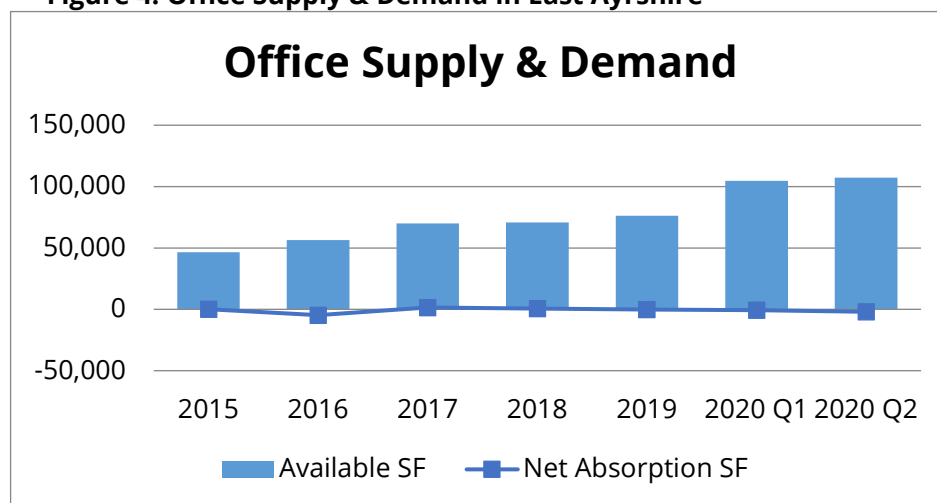
CoStar Group (2020)

6.09 Figure 2 of the Review shows the average available Industrial space in East Ayrshire against average Net Absorption (space occupied less space vacated). This details that occupation of industrial space has remained at a low level since a drop between 2015 and 2016. The Review identified that there has been a loss in supply of industrial space to alternative uses which can explain why there has been a fall in available space despite a fall in occupier demand. Net absorption in 2017 and 2018 was below zero meaning that more space was vacated than was occupied.

6.10 The Review details that data is not available yet for 2020 so the impact that Covid-19 has had on East Ayrshire's industrial market is not yet known. Despite the logistics sector somewhat benefitting from the increased consumer demand for online shopping during the Covid-19 outbreak, East Ayrshire's industrial sector has a low level of development activity, however there are some new industrial developments underway at Moorfield Industrial Estate and in Stewarton. The location of East Ayrshire may act as a barrier to logistics use as it is not centrally located and the logistics sector has a strong preference for locations in the Central Belt. Examples of this are Eurocentral; a large logistics park in Motherwell with tenants such as Hermes and DPD in occupation and Glasgow Business Park, where Amazon have pre-let a 145,000 sq ft (13,471 sq. m) distribution centre.



Figure 4: Office Supply & Demand in East Ayrshire



CoStar (2020)

- 6.11 The data in Figure 4 of the Review shows a consistently low demand for office space in East Ayrshire with a large amount of available space. There is a visible downward trend on net absorption since 2017 with vacation of space surpassing new occupation year-on-year. This has led to an increase in the availability of office space which can be seen in Figure 4.
- 6.12 The Report notes that East Ayrshire's office market is considered a secondary or tertiary market meaning that demand for space is much less than that for prime markets such as Glasgow city centre. Pre-Covid-19, East Ayrshire, along with South Ayrshire, attracted the highest office rentals in Southern Scotland, which covers Dumfries & Galloway, East Ayrshire, North Ayrshire, South Ayrshire and the Scottish Borders (CoStar, 2020) however, rental levels are still experiencing negative growth and it is likely this trend will continue.
- 6.13 The Review identifies that data for Q1 and Q2 2020 may be an indication of the impact of Covid-19, with an increase in available space and a negative net absorption. The full impact of lockdown measures and office closures on the East Ayrshire property market are yet to be seen. The concern is Covid-19, with its emphasis on home working, could accelerate an already falling demand for office space.
- 6.14 Section 4 of the Business and Industrial Land Supply assesses business and industrial land supply and this includes a section on Strategic Business Locations.
- 6.15 Paragraph 4.14 of the Review relates to Meiklewood/Mossie and details that:
- "The site at Meiklewood/Mossie is 43.3 hectares in size with a significant portion of undeveloped, greenfield land. There is some established, light industrial activity on the site which is all concentrated to the front of the site. Access to the site is extremely limited at present, with a narrow access road off Glasgow Road leading to the developed portion of the site. The site presents a good opportunity for development being located on the outskirts of Kilmarnock where the majority of business and industrial activity takes place, but in order to support larger scale industrial and business use, the access must be improved as the current road would be unable to support a high volume of industrial vehicles. The existing junction feeding into Glasgow Road may be utilised to create further roads leading throughout the site. As*



the B7038 Glasgow Road feeds into the A77 Kilmarnock Bypass, there is likely to be a high volume of traffic at peak times therefore, the ability of the road to cope with extra traffic from potential development should be assessed. Further work needs to be undertaken to establish the feasibility and cost of upgrading the service infrastructure to facilitate expansion of this land to accommodate further business and industrial use. The site has been noted to have continued interest and should remain allocated within the LDP."

6.16 Paragraph 4.15 relates to Rowallan Business Park and states that:

"Rowallan Business Park has good, established business activity on site with strong access provision to the East of the site where development has taken place. To the South and South West of the site, there has been significant housing development activity and this side of the site may face further pressure for residential use with an adjacent site recently submitted to East Ayrshire Council through a call to action for residential development sites. Despite this pressure, the site has been noted to have ongoing interest and is well placed for business and industrial use and should remain allocated within the LDP. Avison Young understand East Ayrshire Council have purchased some of the development plots within this facility to ensure future investment."

Graham + Sibbald Market Commentary

6.17 The overall supply of general business/industrial units within Kilmarnock is typically provided within the following Estates/Industrial Parks:

- Glencairn Industrial Estate
- Moorfield Industrial Estate
- Moorfield North Industrial Park
- Bonnyton Industrial Estate
- Rowallan Business Park
- Loreny Industrial Estate
- Forge Street Industrial Estate, West Langlands Street
- Townholm Business Park
- Individual industrial units surrounding Western Road
- Individual industrial units surrounding Bentinck Street

6.18 Within the existing Estates/Industrial Parks identified above, there are only a total of nineteen units available to let, all individual units below 16,493² ft. Moorfield North Industrial Park and Rowallan Business Park, Kilmarnock are the only Estates which have been established within the last 25 years. The land at Meiklewood/Mossie has not been developed despite its allocation for employment use in the previous two Local Plans.

6.19 All of the existing Estates typically provide units up to 10,000² ft in size, with the exception of Moorfield North Industrial Park which is strategically planned for units in excess of 10,000² ft and a small provision for larger scale units within Bonnyton Industrial Estate and Rowallan Business Park. There is currently no further immediate scope to expand at these existing Estates to create further accommodation to meet the demand.

6.20 At the time of preparing this Assessment, there are no vacant industrial units being marketed within Kilmarnock for sale upon a vacant possession basis. There are only nineteen industrial units being marketed available to let ranging in size from 656² ft to 16,493² ft with no current units available in excess of 16,493² ft.



- 6.21 Of the units that are currently being marketed, they are generally of a small to medium sized scale, are older in age and poor to average condition.
- 6.22 Industrial units in East Ayrshire are generally in poor condition. The area competes with Irvine in North Ayrshire for inward investors, particularly the i3 biotech campus which provides accommodation ranging from 1,000² ft to 10,000² ft. The demand from occupiers is for modern, quality space (e.g. with reception area, meeting spaces, etc.) which is close to major transport routes, such as the A77.
- 6.23 East Ayrshire Council's Economic Development Department has indicated that there is demand for small and larger scale units (circa 500² ft to 25,000² ft). There is an overall unsatisfied demand for general business/industrial units within Kilmarnock and the wider East Ayrshire area. Due to lack of available units, it is noted that a high degree of demand is now being satisfied within North Ayrshire and South Ayrshire. The lack of available units of all scales is resulting in investment and employment opportunities leaking to surrounding authority areas.
- 6.24 East Ayrshire is a preferred location for a number of occupiers due to the strong transport network connections to the motorway network and proximity to Glasgow. This has been evident at Moorfield North Industrial Park. The new build accommodation created at this location over the last 10 years under Phase 1 has resulted in six companies relocating to this Industrial Park to develop their own purpose-built facilities, fit for their business expansion. This has included a recent sale of 10.67 acres of development land to accommodate the build a logistics distribution centre in excess of 100,000 sqft.
- 6.25 Phase 2 of Moorfield North Industrial Park has been promoted and supported by East Ayrshire Council and five larger scale buildings have been created. This has provided accommodation for five independent companies and is currently fully occupied.
- 6.26 There are currently available plots for development within Phase 1 of Moorfield North Industrial Park, with two remaining plots being openly marketed for sale. It is understood that there is significant interest in the remaining plots at Phase 2. This demonstrates a strong demand for industrial accommodation within Kilmarnock and in particular for new build accommodation.
- 6.27 All of the new build development which has taken place in recent times has tended to be of a larger scale with units in excess of 15,000² ft. From general property enquiries Graham + Sibbald has received and from discussions with East Ayrshire Council's Economic Development Department, it is noted that there continues to be unsatisfied demand across all size ranges of industrial accommodation. The majority of occupiers would prefer the accommodation to be built and available for immediate occupation rather than serviced land. This again is causing migration of occupation to outwith East Ayrshire.
- 6.28 Over the past 12 months there have been five sales of general business/industrial units within the Kilmarnock area all on a vacant possession basis for both owner occupation and investment comprising a total floor area of 49,840² ft ranging from 2,000 sqft to 25,000 sqft with an average unit size of 9,968² ft. In addition, there have been eleven lettings of varying sized units for occupation ranging between 500² ft to 15,500² ft and comprising a total occupied floor space of 33,842² ft and average unit size of 3,076² ft.



- 6.29 The split of unit sizes taken up in the demand over the past 12 months can be summarised:

Size Range of Units	Number of Letting Transactions	Number of Sales Transactions
Up to 2,000 ² ft	7	0
2,001 ² ft to 5,000 ² ft	2	1
5,001 ² ft to 10,000 ² ft	1	1
Above 10,000 ² ft	1	3
Total	11	5

- 6.30 There is established demand for business and industrial units within Kilmarnock. There is demand for modern, high-quality accommodation of a range of scales, in particular up to 20,000² ft, however it should be noted that there has been no specific demand for accommodation within the Kilmarnock North Area.

Option 2: Advanced Manufacturing

- 6.31 The Ayrshire Manufacturing Investment Corridor (AMIC) is one of the key projects to be delivered as part of the Ayrshire Growth Deal. This will establish a new innovation centre to support the growth of the advanced manufacturing sector. This will focus on food and drink innovation with a specific emphasis on dairy.

- 6.32 The AMIC centre proposal consists of a centre of excellence which will provide the food & drink sector with test kitchen & pilot plant facilities along with technical support. The proposal also includes a range of incubation units built to a food grade specification. Speculative general manufacturing units will also be built as part of the project. Around 8000 sq.m. of space is anticipated to be delivered over the medium to long term, with the construction phase starting in 2023 with a planned completion date of 2025.

- 6.33 The Scottish Government published 'A Manufacturing Future for Scotland' in February 2016. This sets out the economic importance of the manufacturing industry in Scotland and provides an eight-point manufacturing action plan (MAP) to help achieve an expanding, export-driven Scottish economy. The manufacturing industry employ around 190,000 people in Scotland and account for more than half of both exports and research & development expenditure, but only 10% of Gross Value Added.

- 6.34 Ryden was commissioned by Scottish Enterprise to build on the MAP and to research the industrial property context for the action plan. Ryden's report found that the stock of premises was generally built by the public sector circa 30 -50 years ago, is ageing and may exceed its design life during the action plan period. Current development activity is particularly low and is impacted by market failure and lack of financial viability. Market evidence has identified existing latent demand from industrial occupiers unable to find suitable modern premises. Property obsolescence



in terms of age and functionality may deter investment and growth. This is compounded by increasing energy performance and 'green' requirements.

- 6.35 As detailed under Option 1: General Business and Industry, East Ayrshire has been successful at attracting services industry and still has market demand, but no suitable space. Accommodation needs to be developed first to attract inward occupier demand, as this type of investment generally requires immediately available space and is less willing to wait for new build. Speculative space is therefore important for attracting inward investment.
- 6.36 A first draft Outline Business Case was prepared for AMIC in May 2018. Further iterations have been submitted with the latest iteration being submitted in December 2021 for which feedback is currently awaited. The business case includes a proposed food and drink centre of innovation, to support the food & drink sector in Ayrshire. The innovation centre will include research and development facilities open for use by all food and drink companies in Ayrshire and the South West of Scotland and will support product development and innovation.
- 6.37 The added value of the AMIC is the units for start-up and growth companies who are growing and in need of medium-sized space, for example 10,000² ft. or larger, which is currently in short supply in East Ayrshire. These high growth potential tenants will also have access to local and regional business support organisations, such as East Ayrshire Council's beReady programme, Business Gateway and Scottish Enterprise.
- 6.38 The AMIC will also have links to Ayrshire College, SRUC and University of Strathclyde, in terms of teaching and recruitment opportunities, which will contribute to inclusive growth. The project would also complement the Borderlands Growth Deal, which includes support for rural innovation, and specifically a Dairy Innovation Centre to be based in Dumfries and Galloway to maximise the value of the region's dairy sector. This is one step earlier in the food and drink supply chain, and has the potential to also help increase capacity in East Ayrshire's dairy sector.
- 6.39 The delivery of AMIC will provide a range of facilities to attract and retain businesses in East Ayrshire. This will include startup units, larger manufacturing units, innovation centre and research & development facilities. The AMIC could also provide training and education facilities and will make East Ayrshire a centre of excellence for the food and drink industry. Once established, this proposal has the potential to encourage other associated industries and uses e.g. food & drink tourism related uses, hotel etc.
- 6.40 The Ayrshire Engineering Park (Moorfield Phase 3) will provide up to 10,576 sq m of units for growth and expansion of the existing engineering business base and to attract inward investment. The project is being funded by £12 million from the Scottish Government, and £4 million from East Ayrshire Council.
- 6.41 A Review of Business and Industrial Land Supply in East Ayrshire was undertaken by Avison Young in February 2021. Section 4 of this Review included an assessment of 6 potential sites for the AMIC. The potential sites considered included Meiklewood/Mossie and Rowallan Business Park.
- 6.42 Paragraph 4.38 related to Rowallan Business Park and detailed that;
- "Rowallan Business Park is a well-located site with already established employment use and good access to the M77 motorway. The potential development of the site is limited by the number of available plots to develop as the site is already in use and it*



has been established that this lack of availability makes it unsuitable for inclusion within AMIC.”

- 6.43 Paragraph 4.39 related to Meiklewood/Mossie and outlines that;
“Meiklewood/Mossie benefits from a good location and has a large proportion of undeveloped land therefore presents a good opportunity for AMIC development however, there is poor access to the site at present and this may be difficult to overcome due to the close proximity of the B7038 Glasgow Road feeding into the A77 Kilmarnock Bypass which could see high peak time traffic congestion. If access can be improved and the road network is able to cope with additional development, then Meiklewood/Mossie presents a good development opportunity for AMIC.”
- 6.44 **Option 3: Energy Related Industries**
It has been established in Option 1 and 2 above that there is demand for business and industrial units within East Ayrshire. The expansion of such demand beyond general business and industrial and manufacturing and into other sectors (such as energy related industries), has been considered as part of this Options Assessment.
- 6.45 The CoRE (Community Renewable Energy project), a key energy-related project as part of the Ayrshire Growth Deal, is currently at the Outline Business Case stage and awaiting Scottish Government and UK Government feedback. CoRE will be located at Cumnock, and, as such, any energy related demand will be driven towards this location.
- 6.46 Although the employment potential of this option is high, the location of energy related industries at Kilmarnock would not be in-keeping with the strategic objectives of the East Ayrshire Economic Strategy or Ayrshire Growth Deal. Therefore, this option has been discounted.
- 6.47 **Option 4: Roadside Services/Park and Ride**
Part of the land at Kilmarnock North could potentially be used for roadside services or a park & ride facility. This proposed use would require an accessible location fronting onto the A77. The access constraints in this area are noted in Section 3 of this Report.
- 6.48 There is currently no truck stop in Kilmarnock and market evidence and discussions with the Council’s Economic Development Department has identified demand for such a facility.
- 6.49 There was previously a petrol filling station located at the north eastern corner of the study area (Fenwick Motors Petrol Filling Station) dating from circa in 1960’s. Part of this site was compulsory acquired in association with the M77 and the use ceased in 2000. As the land as not been used for this purpose for circa 20 years, it would indicate a lack of demand for such a facility and market demand from an operator.
- 6.50 Land ownership and availability along the A77 is likely to be a major constraint for the delivery of this use. The landowner’s aspirations are for residential development.



7.00 Funding and Delivery Opportunities

7.01 There are a number of funding and delivery options available for the delivery of a large scale commercial/mixed use development.

7.02 It is considered that a large part of the funding for a proposed development will be realised from the Ayrshire Growth Deal (AGD). The AGD funding allocations for projects within East Ayrshire are outlined in Section 5 of this report. This section of the report details additional finance and funding packages and other arrangements that may be available to East Ayrshire Council to deliver development at this location. This may not be an exhaustive list of all potential funding options available to East Ayrshire Council. Consideration has been given to:

- UK Government funding
- Scottish Government funding
- Other Public Sector funding bodies
- Joint Venture Partnerships
- Property Investors and Developers

UK Government Funding

Public Works Loan Board (PWLB)

7.03 The UK Government provides the opportunity for Local Authorities to obtain a loan, mainly for large scale capital projects, directly from the Public Works Loan Board (PWLB). The PWLB is a statutory body that issues loans to Local Authorities from the National Loans Fund, operating within a policy framework as set out by HM Treasury. The PWLB's interest rates are determined by HM Treasury in accordance with the National Loans Act. The PWLB is a non-discretionary lender and therefore it is not part of its arrangements to require information and the reasons for or circumstances surrounding loan applications or borrowing activity, however affordability does require to be satisfied and full approvals for the proposed development must be in place before loan applications can be made.

Scottish Government Funding

The Regeneration Capital Grant Fund (RCGF)

7.04 The Scottish Government can provide capital investment for regeneration and the majority of funding packages focuses upon specific regeneration strategies to develop the economic potential of Scotland's communities. The Regeneration Capital Grant Fund (RCGF) is delivered in partnership with COSLA and Local Government, and supports local development regeneration projects that involve local communities, helping to support and create jobs and build sustainable communities.

7.05 RCGF invites applications for specific projects which are considered by the Regeneration Capital Grant Fund investment panel. These applications are not restricted by geography, size or type of project, however applicants require to demonstrate that their project fits with the aims and objectives of the Fund, can demonstrate clear regeneration outcomes in line with the Fund's strategy for achieving a sustainable future, and are in accordance with local area regeneration plans. The Fund is available to local authorities individually, either through Urban Regeneration Companies (URCs) or other Special Purpose Vehicles (SPVs). RCGF applications require a case-based proposal which demonstrates market failure and primarily focuses on areas that suffer from high levels of deprivation and



disadvantage. Projects must demonstrate clear community involvement and that the proposals will enable large scale transformational change with strong regeneration outcomes to be obtained locally.

Scottish Partnership for Regeneration in Urban Centres (SPRUCE)

7.06 The Scottish Government also operates the Scottish Partnership for Regeneration in Urban Centres (SPRUCE). SPRUCE is a fund that offers loans and equity investments to revenue generating infrastructure and energy efficient projects to support regeneration in eligible Local Authority areas throughout Scotland.

7.07 SPRUCE again requires Local Authorities to demonstrate that there is a case for market failure. This funding source can be utilised by the Local Authority in conjunction with other joint venture partners. As part of the infrastructure delivered through SPRUCE funding, all contractors are required to include the provision of community benefits as part of the public procurement process. The aim is to ensure that appointed contractors provide jobs and training opportunities for local people as part of the delivery of the masterplanned infrastructure.

Vacant and Derelict Land Fund (VDLF)

7.08 The Vacant and Derelict Land Fund (VDLF) is in place to tackle the long-term vacant and derelict land issues throughout Scotland and has an objective to stimulate economic growth, create jobs, promote environmental justice and improve quality of life and support communities to flourish and tackle inequalities. The VDLF provides funding to specific Local Authority areas where high levels of vacant and derelict land and high levels of deprivation have been identified. Whilst this is a potential source of funds available, at the current time it is understood the Local Authorities which have been approved funding to date include Glasgow, North Lanarkshire, South Lanarkshire, North Ayrshire and Fife.

Other Public Sector Funding Bodies

7.09 Consideration has been given to all of the known potential funding opportunities for such developments and principally these are available through the UK and Scottish Governments or alternatively joint venture partnerships. Graham + Sibbald is not aware of any other significant public sector funding bodies which would contribute funds to the development opportunities being considered at Kilmarnock North.

Joint Venture Partnerships

7.10 Joint Venture Partnerships between the public and private sector for the delivery of development, land reclamation or infrastructure provision has proven to be successful in the past and it is anticipated that the opportunity would exist within the Kilmarnock North study area for a Special Purchase Vehicle (SPV) to be considered in order to fulfil the development proposals. Given the size of the proposed development area at the current time, it is not envisaged that a full Urban Regeneration Company (URC) would be established, however an appropriate SPV could be established to capitalise on profitable regeneration opportunities within East Ayrshire. This would allow commercial development projects to be tackled where there is established market failure and could operate across a mixed-use sector of commercial and community uses. This would allow sustainable regeneration and long-term economic benefits through focused development proposals where, following the creation of the infrastructure, the private sector developers could also continue to promote the development of individual buildings and projects throughout the masterplanned area.



- 7.11 In respect of the Kilmarnock North area, this would allow East Ayrshire Council to promote the land assembly and to facilitate the regeneration plans of the masterplanned area to ensure full commercial and economic benefits, thereafter engaging with the private sector to increase investment into East Ayrshire through joint venture projects and creation of commercial premises for advanced manufacturing, community uses and other commercial uses.
- 7.12 One specific example of a SPV model which has been successful in Scotland is the Fusion Assets Ltd model which has been operated and developed by North Lanarkshire Council within a number of sites throughout the North Lanarkshire area. This has been utilised to deliver a range of successful projects creating long-term investment opportunities which can create income that can then be re-invested into other regeneration and economic development projects within the area. Fusion Assets has benefited from numerous successful developments. An example of a project delivered under this SPV model was the acquisition of an 18-acre plot of land and the delivery of a development known as Link Park, Newhouse, to create a major new manufacturing, distribution and logistics development. Fusion Assets Ltd completed a package of advanced infrastructure works to provide new access roads, site platforming and servicing following a grant award from the Scottish Government's Capital Regeneration Fund. Thereafter, a joint venture partnership was developed to obtain detailed planning approval for the first phase of development which consists of 81,000 sq ft of new build Class 4 (business), 5 (general industrial) and 6 (storage and distribution) floorspace.
- 7.13 Other successful developments undertaken by the joint venture SPV company include a smaller site of 3.15 acres which was undeveloped within the grounds of a former research facility at Chapelhall, adjacent to one of the former Enterprise Zone sites. However, market failure and development viability constraints at this site were established due to the requirement for advanced infrastructure works to address ground conditions and accessibility issues. Fusion Assets Ltd undertook a package of enabling advanced infrastructure works to address the ground conditions and accessibility constraints to create a fully serviced development in order that the joint venture partner could thereafter obtain planning approval and implement a further 41,000 sq ft of new build Class 4 (business) and 5 (general industrial) floorspace.
- 7.14 Fusion Assets, through a joint venture partnership with CBC Ltd, secured loan funding from SPRUCE for the development of a smaller 3-acre vacant site within the existing Dundivan Industrial Estate, Coatbridge. In this instance there was established market failure and following the provision of funds, the joint venture partnership successfully provided an additional 44,000 sq ft of new build industrial space across three separate blocks, which were subsequently let and sold upon completion.
- 7.15 In respect of the proposals for Kilmarnock North, it is considered that the most suitable delivery mechanism to maximise the funding and deliver the most appropriate development for the area will be based upon the Ayrshire Growth Deal, where it is considered that a large part of the funding will be realised. This could be supplemented by the Regeneration Capital Grant Fund (RCGF), subject to the successful applications in respect of these funds. Graham + Sibbald is of the opinion that these will be the two principal sources of potential funding, which could be supplemented thereafter by way of a smaller-scale joint venture partnership working in delivering individual properties with SPV partners. It is likely that any joint venture partnership would require East Ayrshire Council to bring forward a masterplan for the site, undertake land assembly and implement the necessary infrastructure to allow development at this location to be delivered.



8.00 Summary and Conclusions

- 8.01 Graham + Sibbald (G+S) has been appointed by East Ayrshire Council to investigate and assess the economic and commercial development potential in the Kilmarnock North area.
- 8.02 The aim of this assessment is to identify if this part of Kilmarnock has development potential and if there are marketable development opportunities that can be realised in the next 10 – 15 years. The brief also included consideration of the suitability of the Kilmarnock North area for the proposed Ayrshire Manufacturing Investment Corridor as part of the Ayrshire Growth Deal.
- 8.03 The Ayrshire Growth Deal (AGD) was signed by the Scottish and UK Governments on the 19th November 2020, and is estimated to be worth £251.5 million¹⁴. The deal is expected to unlock private investment worth up to £300 million and create up to 7,000 new jobs in the region. It is anticipated that the deal will be delivered over a 10 year period.
- 8.04 The AGD presents a once in a generation opportunity to transform the economic prospects of the area. The long term plan is to attract new business, support existing companies to expand, create more jobs and bring new opportunities to the area.
- 8.05 A significant investment of £23.5m has been identified to deliver the Ayrshire Manufacturing Investment Corridor (AMIC) which will establish a new national asset in Kilmarnock. This will include the establishment a Centre of Excellence to support the food & drink sector along with speculative industrial units to grow existing businesses and encourage inward investment in the wider manufacturing sector.
- 8.06 The East Ayrshire Local Development Plan (LDP) was adopted in April 2017. The LDP identifies the majority of the land at Kilmarnock North as part of the Rural Protection Area. The land at Meiklewood/Mossie is identified as a Strategic Business Location. This allocated site has not been brought forward for development.
- 8.07 As detailed in the Review of Business and Industrial Land Supply in East Ayrshire (prepared by Avison Young in February 2021), the land at Meiklewood/Mossie identified that access is extremely limited and would need to be improved to support large scale industrial and business use.
- 8.08 East Ayrshire Council has commenced preparation of their second LDP (LDP2). An initial Call for Priorities, Issues and Proposals consultation was undertaken in 2017 and a further Call for Priorities, Issues and Proposals was held in late 2018. The Main Issues Report was published for consultation in June 2020. This identified Kilmarnock North as a potential area for future economic expansion.
- 8.09 A significant part of the study area has been promoted by the various landowners during the preparation of the LDP2. The landowners have promoted the land primarily for residential use rather than commercial/economic development. The landowner's aspirations for residential use on the site is likely to present a challenge in relation to the acquisition of the land by East Ayrshire Council to deliver AMIC or any alternative business/industrial development at this site.

¹⁴ <https://www.gov.uk/government/news/ayrshire-growth-deal-agreed>



- 8.10 An assessment of site constraints has been undertaken to assist in the identification of suitable parcels of land within the study area that could accommodate commercial development and necessary mitigation to deliver development. Appendix 4 provides a plan showing the overall constraints impacting the study area.
- 8.11 Site access restrictions has been identified as a barrier to the delivery of commercial development at Meiklewood/Mossie and any future commercial expansion opportunities. A high-level assessment has been undertaken of the current site access arrangements and potential access options to accommodate additional development at this location. It has been identified that improvements to the existing transport network will be required to accommodate additional development. Three potential options have been identified to improve access arrangements. The options identified are limited to the immediate local road boundaries and as such do not deliver an overall strategic access solution. It has also been identified that bus and cycle provision would need to be improved to accommodate commercial development at this location. The access improvement options identified would be subject to land ownership and the ability of East Ayrshire Council to acquire the land to deliver the necessary improvements.
- 8.12 A review of landownership has also been undertaken and this has identified a complex land ownership position, involving numerous parties. It is considered that land ownership is a key constraint in the delivery of commercial and economic development in this part of Kilmarnock. It is evident from the submissions made to the Call for Priorities, Issues and Proposals and Main Issues Report consultations in association with the LDP2, that a significant proportion of the land is actively being promoted for residential use. It is therefore unlikely to be readily available for acquisition to deliver economic/commercial uses or the AMIC project.
- 8.13 This Report also includes an assessment of the baseline economic position and a review of the Ayrshire Growth Deal. As detailed above, one of the key projects to be delivered as part of the Ayrshire Growth Deal is an Ayrshire Manufacturing Investment Corridor (AMIC). It is understood that the AMIC Innovation Centre facility would ideally be located in an area that could also support further economic uses. The Ayrshire Engineering Park (Moorfield Phase 3) aims to provide high quality industrial premises for engineering and manufacturing companies. The delivery of the Ayrshire Growth Deal projects and any alternative economic development opportunities should deliver wider economic benefits to the local area. The location of any economic development proposals within and around Kilmarnock, should be to the benefit of the town as a whole, as well as the wider East Ayrshire area. Any economic development delivery should attract further inward investment and encourage population migration to East Ayrshire.
- 8.14 It is anticipated that the development of an Innovation Centre will result in wider economic benefits to the local area through the attraction of further associated businesses and investment to the area.
- 8.15 In terms of potential commercial and economic development options and in particular the location of the Innovation Centre associated with the AMIC at the land to Kilmarnock North, it is considered that the delivery of this use on the Meiklewood/Mossie allocated business area, would be in-keeping with the strategic vision of the adopted LDP and in accordance with the land use allocation.
- 8.16 However, this site has been identified as a strategic business and industrial development opportunity location in three plan cycles and has yet to be brought forward for development. East Ayrshire Council's Economic Development

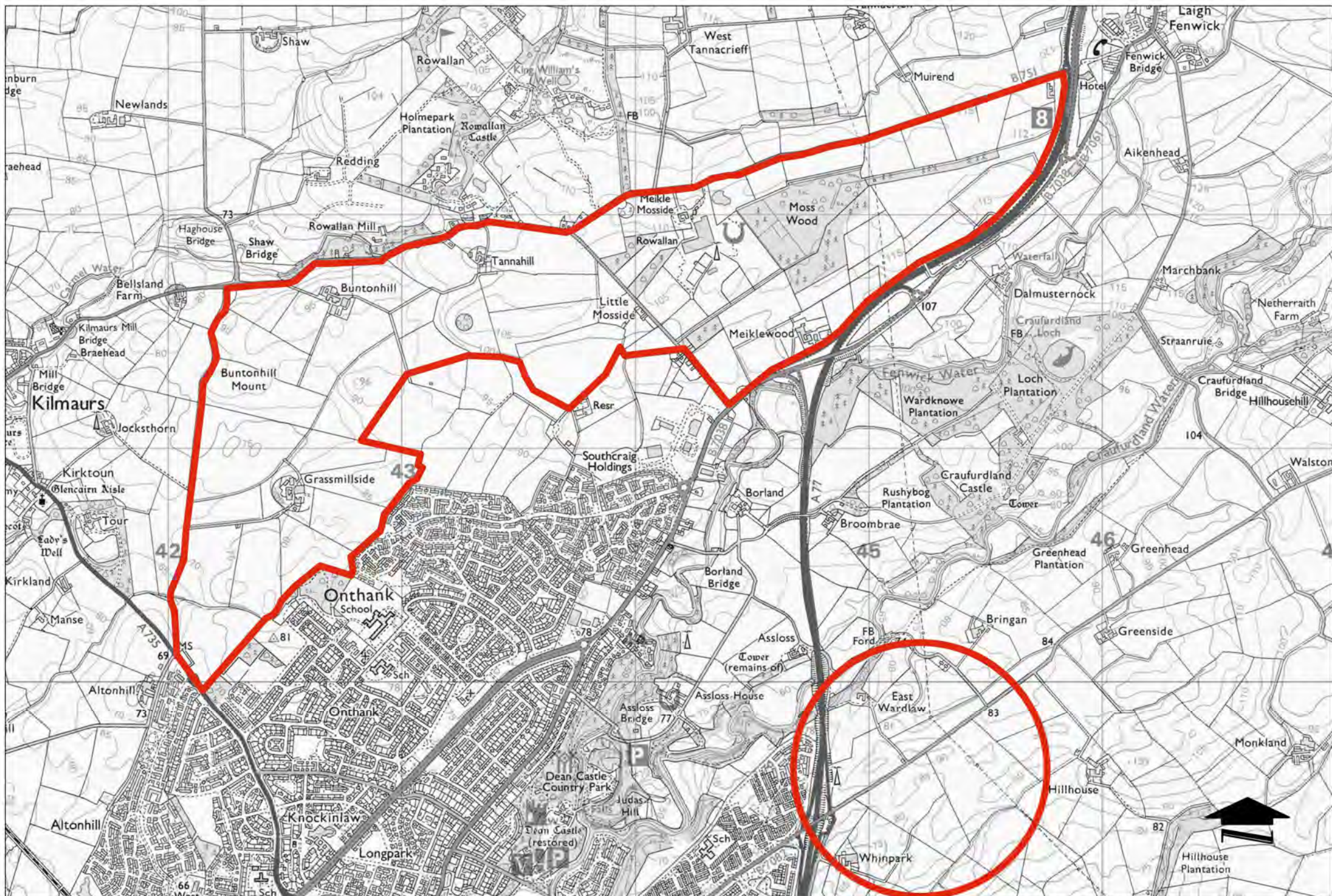


Department has advised that they have not received any interest in this location. There therefore appears to be limited market demand for business/industrial use at this location.

- 8.17 In February 2021, Avison Young undertook a Review of Business and Industrial Land Supply in East Ayrshire on behalf of East Ayrshire Council. This Review identified that at the Meiklewood/Mossie allocated strategic business area, access is extremely limited and that in order to support larger scale industrial and business use, the access must be improved as the current road would be unable to support a high volume of industrial vehicles. Access constraints would need to be addressed to support any significant scale of development at this location. This report has identified potential access improvement options. However, the identified solutions are limited to the immediate local road boundaries and do not deliver an overall strategic access solution to support significant future economic/commercial development at this location.
- 8.18 Although the land at Meiklewood/Mossie is currently allocated for business use in the adopted LDP, the landowner is actively promoting this land for residential development in the emerging LDP2. This is likely to impact on the ability for East Ayrshire Council to acquire the land for the delivery of the Innovation Centre for AMIC or any other commercial or employment generating uses.
- 8.19 The scope of this report is to consider the feasibility of delivering commercial and economic development at Kilmarnock North. Graham + Sibbald prepared a separate feasibility report to assess the economic development potential at land around Bellfield Interchange, Kilmarnock (April 2020). Graham + Sibbald has also prepared a Brief Assessment of Site Location Options for the Proposed Ayrshire Manufacturing Investment Corridor (AMIC) Innovation Centre (February 2022). In February 2021 Avison Young undertook a Review of Business and Industrial Land Supply in East Ayrshire. In February 2022, Atkins Global prepared a Modelling Impacts Technical Note to assess the traffic and transportation impacts associated with the proposed development allocations in the emerging Local Development Plan 2 (LDP2). The content of this report should be read in the context of the wider assessments and reviews commissioned by East Ayrshire Council.



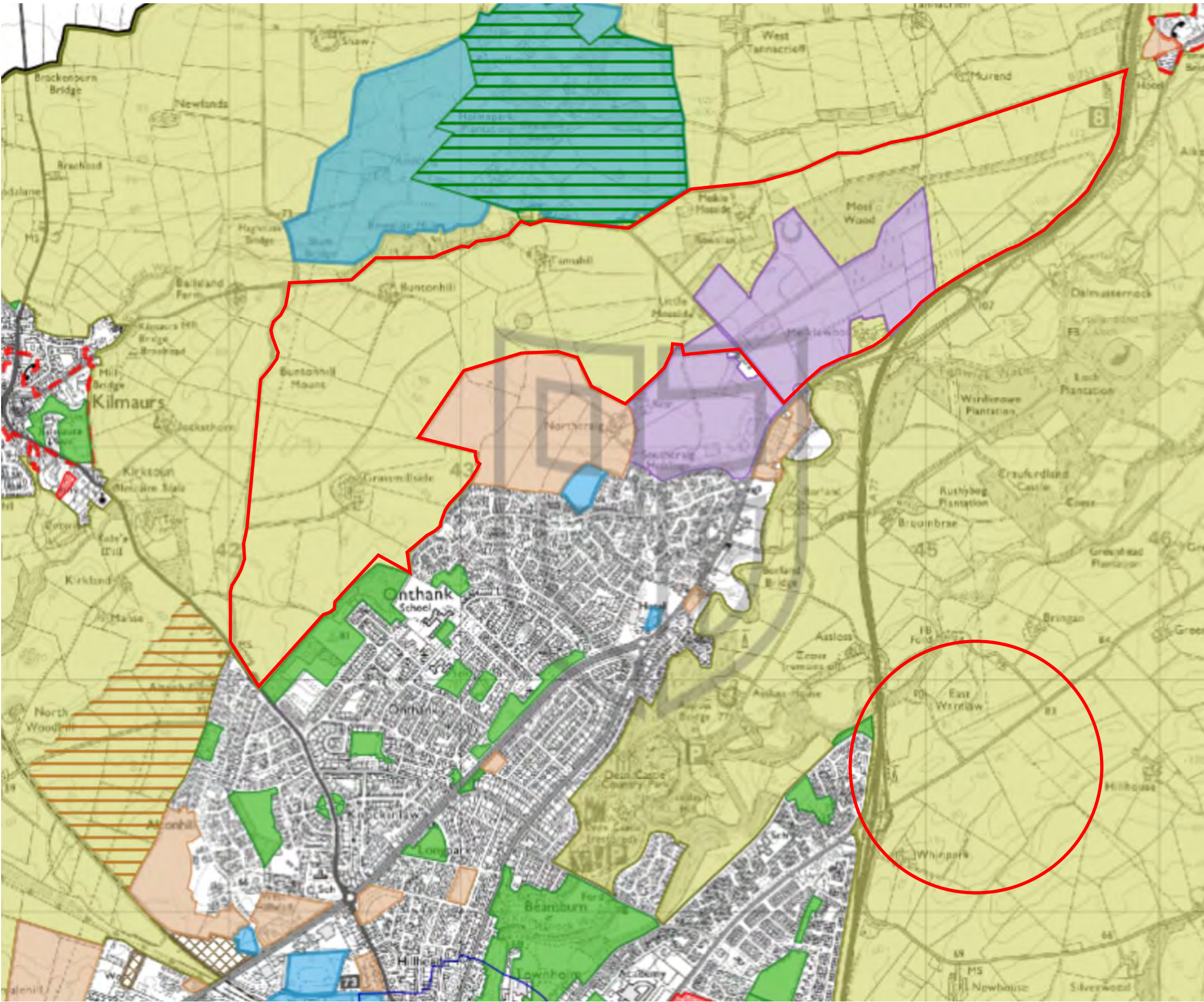
Appendix 1: Map of Study Area



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Appendix 2: LDP Proposals Map and Study Area

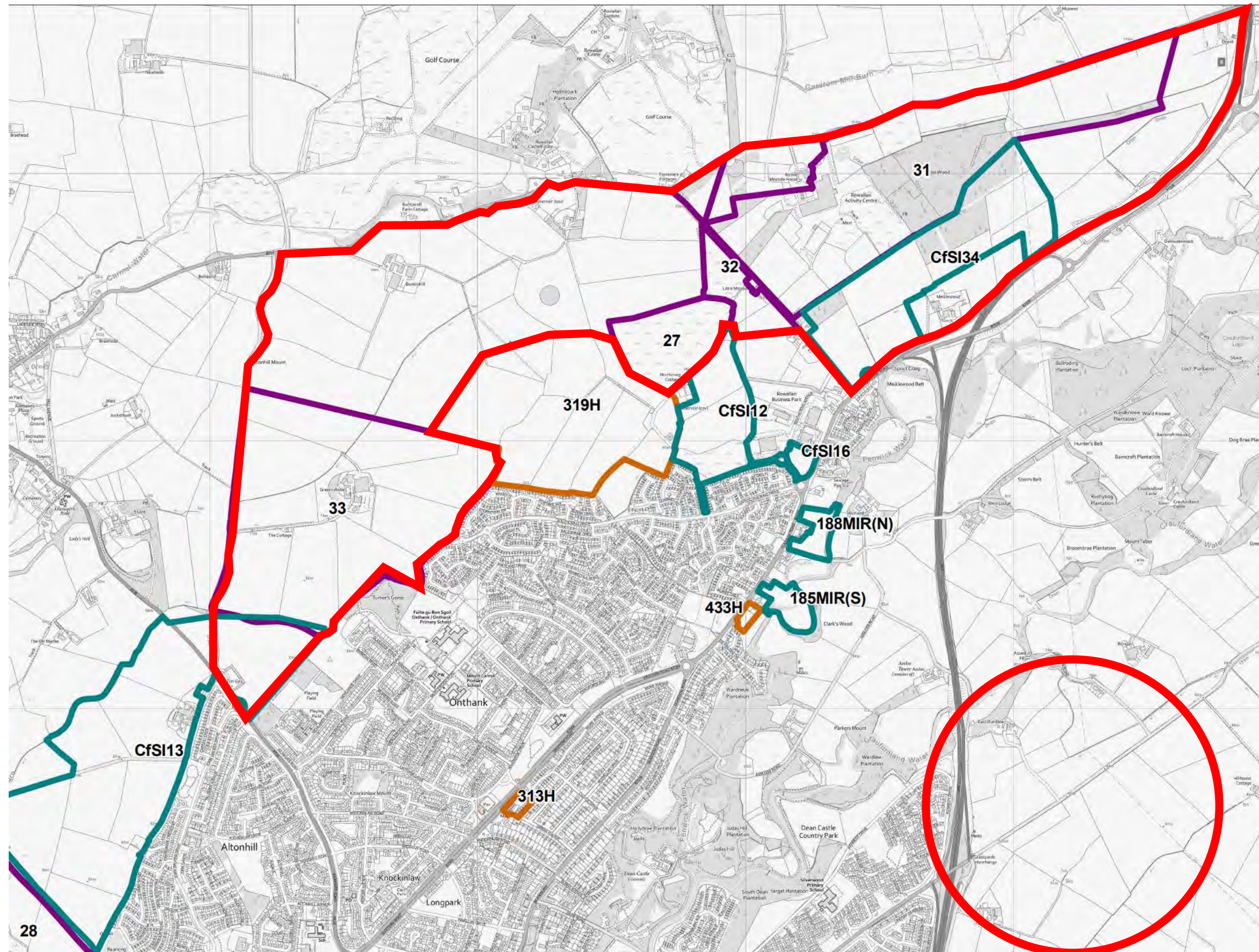


Key:

- Town Centre Living Boundary
- Town Centre Boundary
- Local Nature Reserve
- Wild Land
- Historic Gardens and Designed Landscapes
- Housing Opportunity
- Miscellaneous Opportunity
- Business and Industry Opportunity
- Mixed Use Opportunity
- Waste Management Facility
- Open Space
- Proposal
- Commercial Areas
- Conservation Area
- Special Area of Conservation
- S.S.S.I
- Sensitive Landscape Area
- Special Protection Area
- Future Housing Growth Area
- Future Business Growth Area
- Rural Protection Area

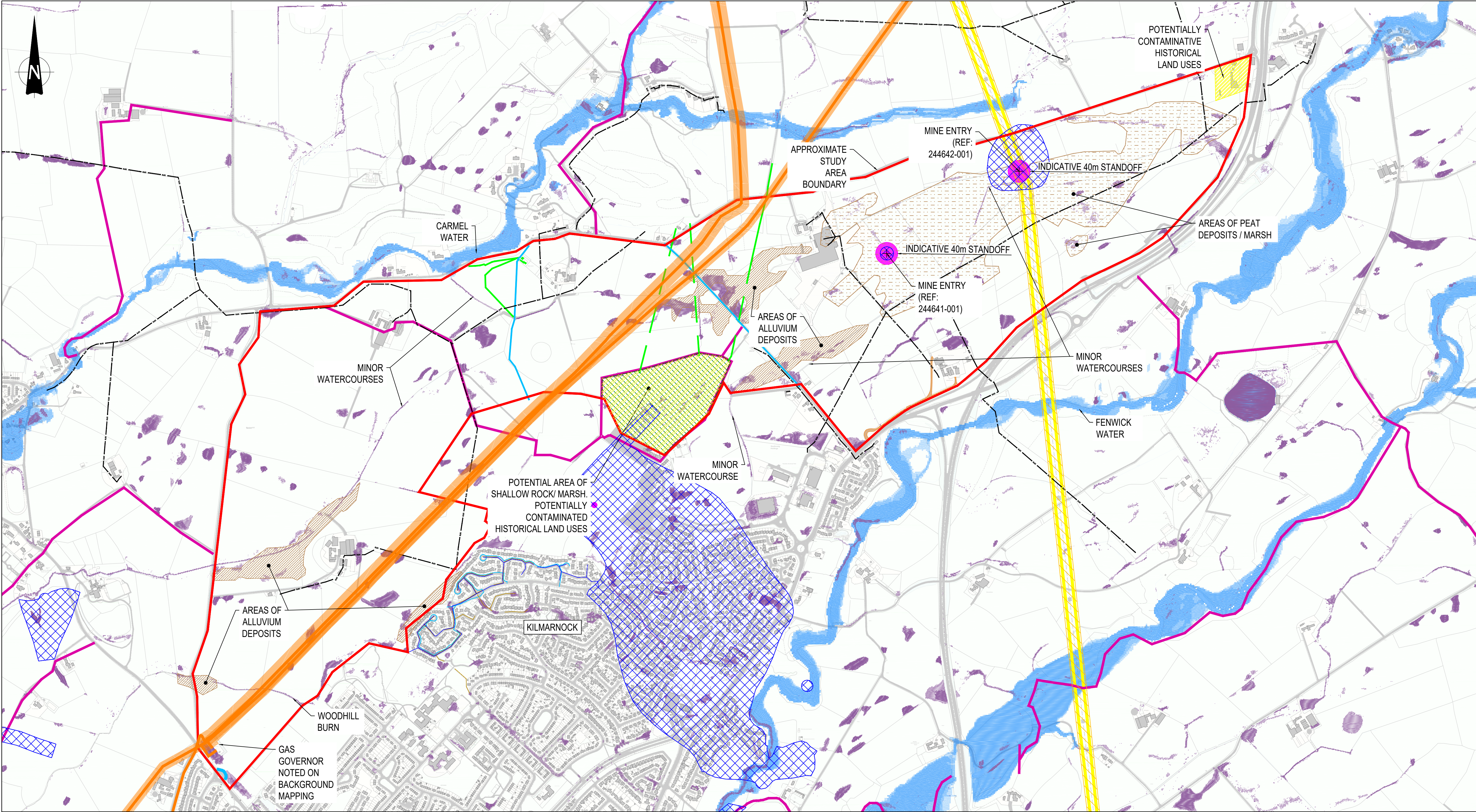


Appendix 3: MIR Sites and Study Area





Appendix 4: Constraints Plan



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GENERAL NOTES

LEGEND

- STUDY AREA
- COAL MINING 'DEVELOPMENT HIGH RISK AREA' (AS INDICATED BY THE COAL AUTHORITY INTERACTIVE MAP VIEWER)
- APPROXIMATE LOCATIONS OF MINE ENTRIES (AS INDICATED BY THE COAL AUTHORITY INTERACTIVE MAP VIEWER)
- AREAS OF POTENTIAL RIVER FLOODING (AS INDICATED BY THE SEPA INTERACTIVE MAP VIEWER)
- AREAS OF POTENTIAL SURFACE WATER / MINOR WATERCOURSE FLOODING (AS INDICATED BY THE SEPA INTERACTIVE MAP VIEWER)
- POTENTIAL AREAS OF CONTAMINATION DUE TO HISTORIC LAND USE
- AREA OF PEAT DEPOSITS (AS INDICATED BY THE BGS GEOINDEX INTERACTIVE MAP VIEWER)
- AREA OF ALLUVIUM DEPOSITS (AS INDICATED BY THE BGS GEOINDEX INTERACTIVE MAP VIEWER)
- NO SUPERFICIAL DEPOSITS RECORDED BY THE BGS GEOINDEX INTERACTIVE MAP VIEWER
- PRIVATE ACCESS ROAD
- HIGH PRESSURE GAS MAIN
- HIGH PRESSURE GAS MAIN STAND-OFF ZONE (17m and 28m)
- OVERHEAD ELECTRICAL LINES
- OVERHEAD LINES RISK MANAGEMENT (10m)
- SCOTTISH POWER ELECTRICAL
- SCOTTISH WATER DISTRIBUTION MAIN
- SCOTTISH WATER MAINS (ABANDONED)
- SCOTTISH WATER MAINS (ISOLATED)
- SCOTTISH WATER FOUL SEWER
- SCOTTISH WATER SURFACE WATER SEWER
- RIGHTS OF WAY

P01	S2	07.09.21	ISSUED FOR INFORMATION	LP	KM
Status	Date	Description		By	CHK
Amendments					

Project

KILMARNOCK NORTH AREA

Title

CONSTRAINTS PLAN

Client

Graham & Sibbald

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Sustainability					S2
INFORMATION					
Designed By	LP	Director	KM	Waterman Ref	WIE18469
Drawn By	LP	Date	SEP 21	Scales @ A1	1:5000
Project - Originator - Volume - Level - Type - Role - Number					Revision
18469-WIE-ZZ-XX-DR-C-90002					P01

A1-Wat-BS-S, COALDR, KILMARNOCK NORTH, LPD_12_DEPTH_RIVER_v1_3_Crop, OHELEC, RLB, ROW, Scottish Power Map Overlay, SEPA_Surface Water Extents, SNG_HIGH

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Appendix 5: Developable Areas



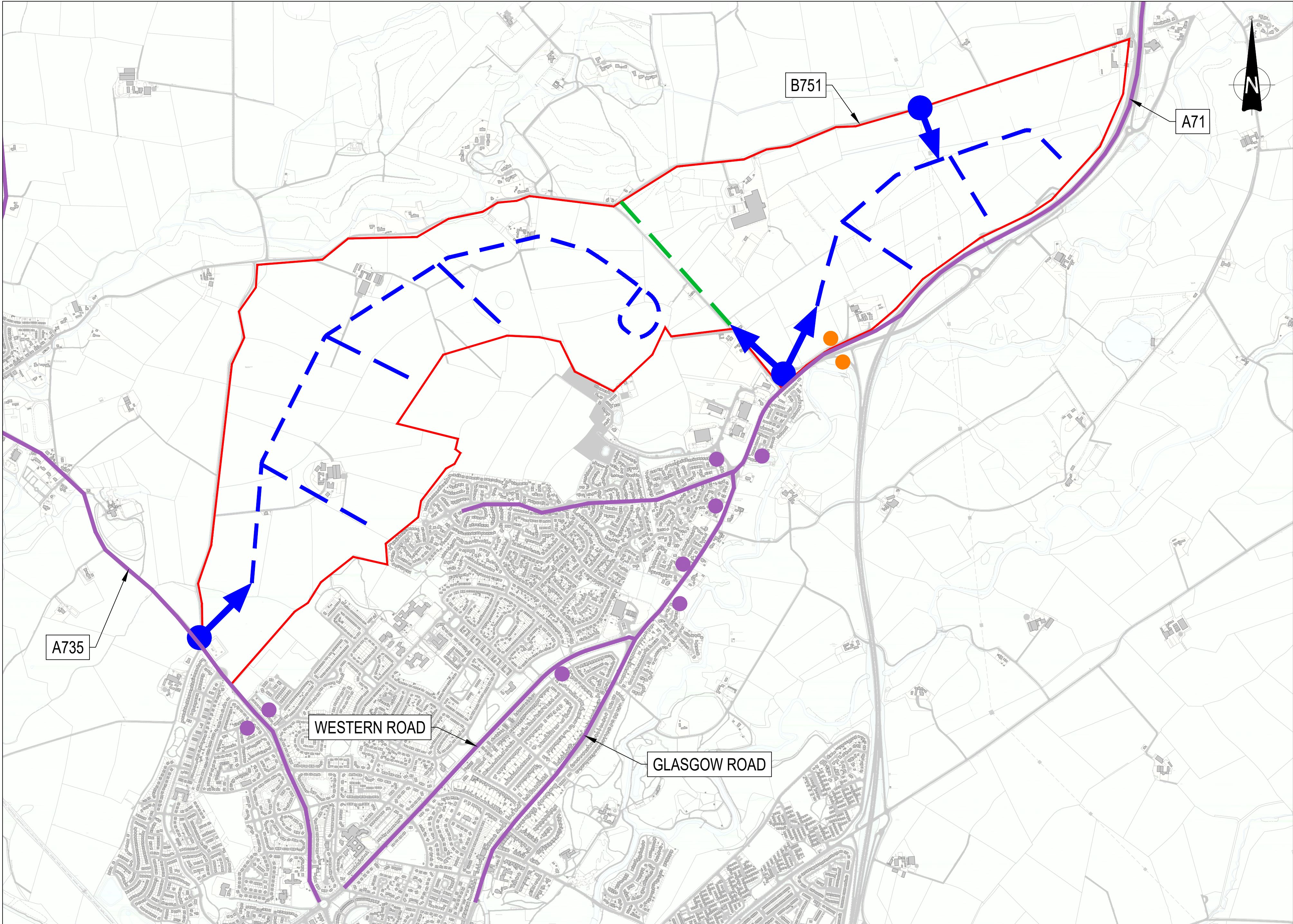
Appendix 6: Schematic Infrastructure Improvement Plan

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GENERAL NOTES

- KEY:
- STUDY AREA
 - PROPOSED ACCESS ROAD
 - UPGRADED PEDESTRIAN / CYCLE ROUTE
 - EXISTING BUS ROUTE
 - POTENTIAL SITE ACCESS POINTS
 - EXISTING BUS STOPS
 - PROPOSED BUS STOPS



P01	S2	08.12.21	ISSUED FOR INFORMATION	MC	KM
Status	Date	Description		By	Chk

Project
KILMARNOCK NORTH AREA

Title
SCHEMATIC
INFRASTRUCTURE
IMPROVEMENT
PLAN

Client
East Ayrshire Council



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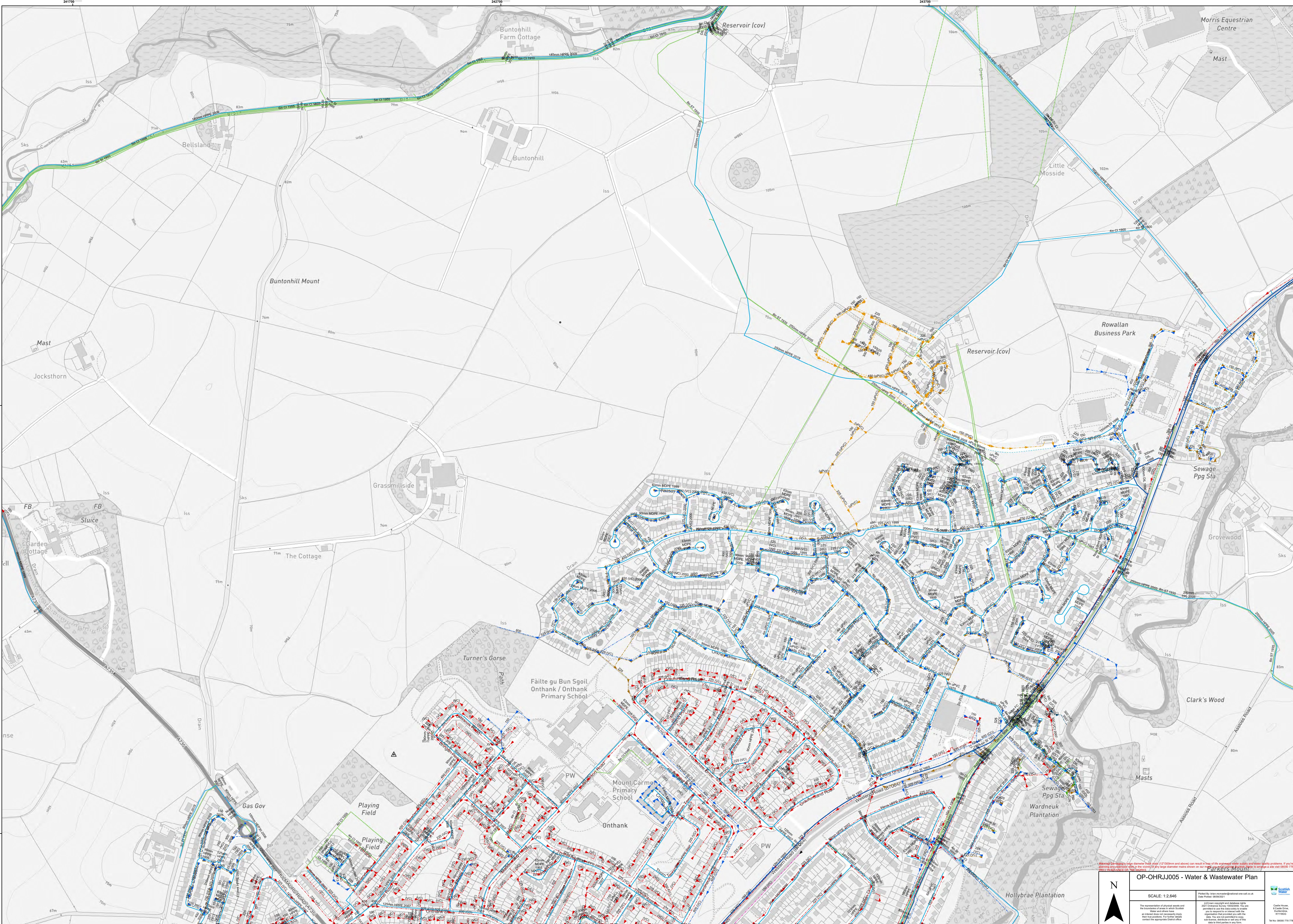
Suitability
INFORMATION
S2

Designed By	MC	Director	KM	Waterman Ref	WIE18469
Drawn By	MC	Date	DEC 21	Scales @ A1	1:5000

Project	Originator	Volume	Level	Type	Role	Number	Revision
18469-WIE-ZZ-XX-DR-C-90004							P01



Appendix 7: Scottish Water Infrastructure Plan 1



N

OP-OHRJ005 - Water & Wastewater Plan

SCALE: 1:2,646

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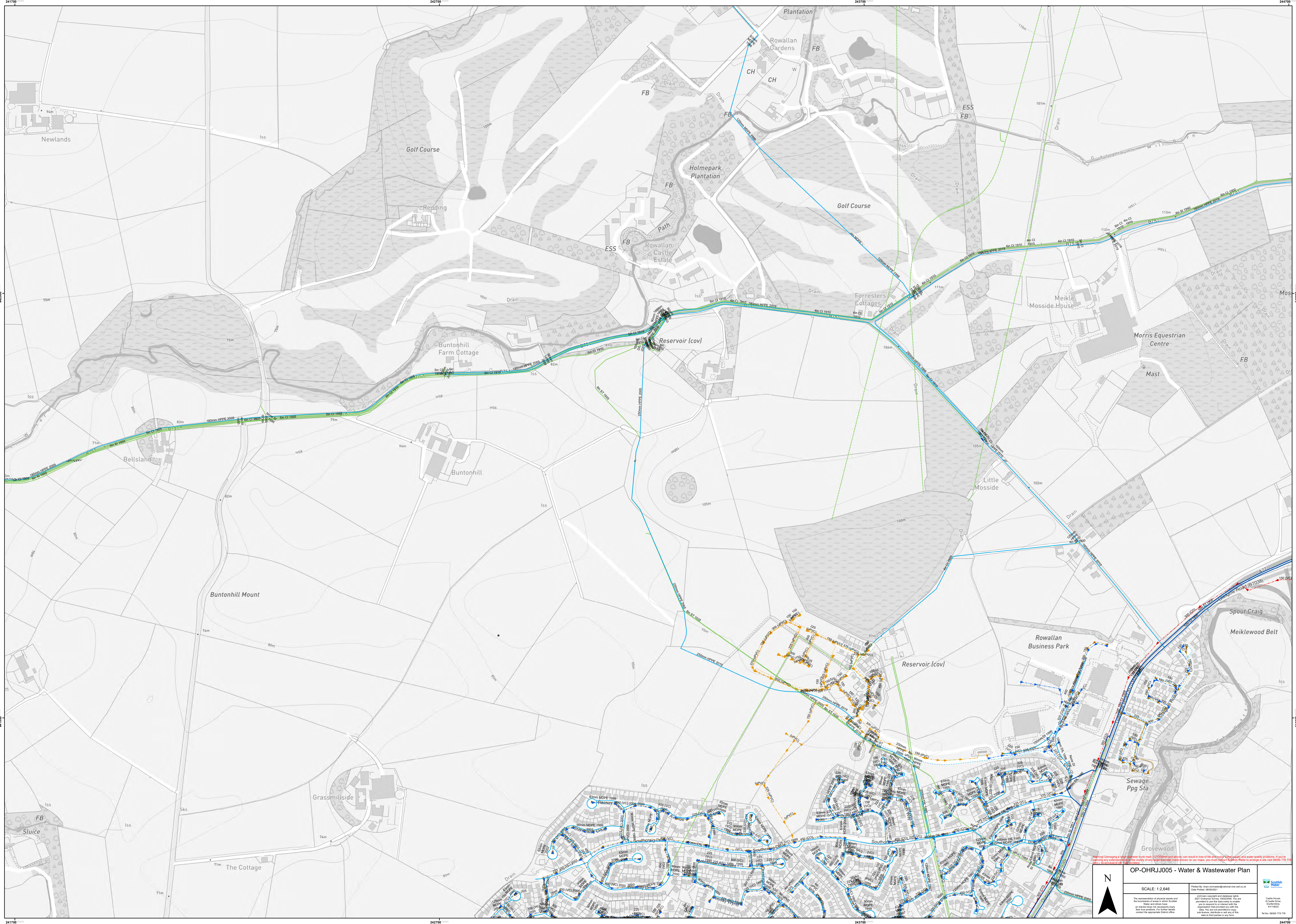
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Appendix 8: Scottish Water Infrastructure Plan 2





Appendix 9: Scottish Water Infrastructure Plan 3

