

Background Paper 1:

East Ayrshire Business and Industrial Land Review

1. Introduction

The business and industrial land supply is intended to meet the requirements of Scottish Planning Policy, which states (at paragraph 46) that: -

“Planning authorities should ensure there is a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements and a variety of size and quality requirements”.

The Council undertook a visual survey of all safeguarded business and industrial estates and other areas of industrial activity in 2011. The survey also noted the number of units vacant and the names and addresses of the businesses within these areas. The units were then cross-referenced with the Ayrshire Joint Valuation Board to establish the names of the owners/occupiers of the units or industrial estates, the address details were correct and the status of the units i.e. occupied or vacant. Each of the surveyed sites were then scored, using a robust methodology, and either safeguarded as Strategic Business Locations, Local Business Locations, Mixed-Use Sites or de-allocated.

2. Supply of Marketable Industrial Land

In order to determine whether the existing supply of industrial land is effective (or not), an appraisal of the effectiveness of the existing supply has been undertaken to identify whether the sites meet the requirements of SPP. Paragraph 46 of SPP defines the marketability of a site as having a secure planning status and being able to:

- meet business requirements;
- be serviced or serviceable within 5 years; and,
- be accessible by walking, cycling and public transport.

As indicated above, an appraisal of the ability of sites to meet business and market requirements has been undertaken by identifying key indicators that highlight demand for existing allocated industrial land and assessing each site against those indicators.

The key indicators that the Council have used to score the sites are: -

- Location
- Sustainability
- Market Attractiveness; and
- Site Effectiveness

3. Employment land site selection methodology

The approach taken by the Council in carrying out a review of business and industrial land is to make a qualitative assessment of all sites under consideration. Sites have therefore been assessed against a range of criteria to ensure that the East Ayrshire's business and industry land supply more closely fits the needs of the market and wider policy objectives. To assess the suitability of employment land, the Council split the

assessment into 4 different categories, with each sub-criteria being scored from 1 to 5. The categories and sub-criteria are provided below:

Category	Sub Criteria
Location	<ol style="list-style-type: none"> 1. Is the site close to the strategic/major road network? 2. Is the site near any other business and industrial areas? 3. Does the site have an attractive setting? 4. Is the site in a prominent location?
Sustainability	<ol style="list-style-type: none"> 1. Is the site close to or within an acceptable walking distance to public transport routes? 2. Is the site within a settlement boundary? 3. Is the site brownfield or vacant/derelict? 4. The site is not likely to have negative environmental impacts?
Market Attractiveness	<ol style="list-style-type: none"> 1. Has the site been identified for employment in the previous 10 years? 2. Has there been any recent development activity, within the last 5 years? i.e. works on site, new or revised planning applications/ building regulations applications or proposals. 3. Is the site being actively marketed for business and industrial purposes? 4. Would business/industrial development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?
Site Effectiveness	<ol style="list-style-type: none"> 1. Are the ground conditions suitable for business/industrial development? 2. The site is not at risk of flooding? 3. Is the site readily available through a willing seller and /or being in known ownership? 4. Is the site fully serviced with roads, drainage and utilities (or capable of being so within 5 years)? 5. Does the site have outline planning consent or is it within a designated industrial zoned area?

4. Scoring

Each sub-criterion has a range from 0 – 5 as shown below:

Scale	
5	Meets the requirements of the sub-criteria
4	Minimal work/investment required to meet the sub-criteria
3	Needs some work/investment to meet the requirements of the sub-criteria
2	Requires significant work/investment to meet the requirements of the sub-criteria
1	Does not meet the requirements of sub-criteria
0	Not enough information available to assess if it meets the sub-criteria or not; or the criteria is not applicable.

The score is based on the how close the site comes to meeting each of the sub-criterion. Each section is then totalled up with all assessment criteria being added together to give the overall score for the site. In order to justify which sites are designated as Strategic Business Locations, Local Business Locations, mixed use sites or de-allocated, the overall total for the site is divided by 4, which relates to the 4 business and industrial site assessment categories.

A site with a score of 20 or more is considered to be of prime significance to the economic growth and prosperity of the settlement in which the site is located. It is recommended that such sites should be specifically safeguarded as Strategic Business Locations.

A site with a score ranging from 15-20 is considered to be of local significance to the economic growth of the settlement in which the site is located. It is recommended that such sites should be specifically safeguarded as Local Business Locations.

A site with a score below 15 is not considered appropriate for retention or inclusion as a Local Business Location. Such sites are unlikely to be developed for employment use without enabling development and should therefore be considered for mixed or alternative uses which would better serve the local community.

5 Recommendations for Business and Industrial Sites in the LDP

The table below recommends the Business and Industrial Site Designations for consideration within the MIR.

Business and Industrial Site Designations				
Local Plan Site Ref:	Site Address	Site Area (Ha)	Score	MIR Site Designation
006B	Templeton Roundabout, Auchinleck	6.18	12.5	Change to Mixed-Use Site
007B	Barony Road/Highhouse Industrial Estate, Barony Road, Auchinleck	6.57	16.25	Local Business Location and expanded to include vacant site to the west of the existing boundary

253B	Newton Terrace, Catrine	0.31	15.25	Local Business Location
254B	Glen Catrine Bonded Warehouse, Catrine	5.18	15.75	Local Business Location
022B	Caponacre Industrial Estate, Cumnock	22.89	19.75	Local Business Location but consideration should be given to designating the site as a Strategic Business Location due to its importance to Cumnock and the wider region.
270B	Cumnock Business Park, Cumnock	9.19	16.75	Local Business Location
	Glaisnock Glen, Cumnock			Change to Mixed-Use Site
271B	Ayr Road, Cumnock	7.42	16	Local Business Location
283B	Campbell Street, Darvel	0.75	18.25	Local Business Location
284B	East Main Street, Darvel	1.14	14	Change to Mixed-Use Site
285B	Jamieson Rd/Green St, Darvel	0.87	17	Local Business Location
286B	Irvinebank Road, Darvel	0.92	14.5	Remove Business and Industrial designation
293B	Drongan Industrial Estate, Drongan	0.45	16	Local Business Location
294B	Littlemill Road, Drongan	0.83	17.25	Local Business Location
301B	Barmill Road, Galston	0.34	18	Local Business Location
152B	Meiklewood/Mossie, Kilmarnock	43.28	20	Strategic Business Location
153B	Northcraig/Rowallan, Kilmarnock	27.34	21.25	Strategic Business Location
158B	Moorfield (North), Kilmarnock	29.08	20	Strategic Business Location
159B	Moorfield (South), Kilmarnock	22.92	19.25	Local Business Location
161B	Ayr Road, Kilmarnock	14.51	13.5	Change to Mixed-Use Site
322B	Hill St/Balmoral Road, Kilmarnock	23.6	16.75	Change to Mixed-Use Site as per Outline Planning Consent
	Bonnyton Road/West Langlands Street, Kilmarnock			Local Business Location
324B	Glacier Vandervel	8.65	15	Local Business Location
332B	Knockshinnock Coal Disposal Point, Connell Park, New Cumnock	3.85	13	Remove Business and Industrial designation
042B	Station Road Industrial Estate, Mauchline	1.63	15	Local Business Location
049B	Furnace Road Industrial Estate, Muirkirk	4.24	14.25	Change to Mixed-Use Site
345B	Waterside Industrial Estate, New Cumnock	1.21	16.5	Local Business Location
348B	Brown Street, Newmilns	11.06	15.25	Local Business Location
192B	Rigg Street, Stewarton	2.15	16.25	Local Business Location
095B	Dalmellington Road, Waterside (Doon Valley)	2.15	10.25	Remove Business and Industrial designation
359B	Egger Factory, Barony Road, Auchinleck	17.35	15.25	Local Business Location