

Call for Sites : Site selection and Assessment process

During initial stages of preparing LDP1, it had become apparent that there may be an emerging shortfall in effective development sites to meet projected demand for new housing in the period to the year 2023. The requirement for new development sites was included as a key theme for discussion during consultation on the Main Issues Report (DATE). The Report proposed a strategy, which was to concentrate on towns and villages to the north of the Council area, but to be mindful not to undermine the deliverability of the large greenfield release sites that had already been allocated in the South Ayrshire local Plan. A call for sites* was initiated to help identify locations that would meet the quantitative, qualitative and locational requirements of the strategy, and new sites were subsequently allocated across South Ayrshire.

The identification of new sites meant that the LDP1 provided a substantial amount of additional land for housing development. This provided for a range of sites of different sizes, in different locations throughout South Ayrshire.

South Ayrshire Council's ongoing research into its' effective housing land Supply* and projected demand for new houses indicates that there is still a satisfactory range and quantity of residential development land to meet requirements over the next LDP Plan period. Some of the largest development sites, such as Corton/South East Ayr are expected to continue to deliver housing completions for a long time beyond that timeframe. Additional land suitable for residential development, in the form of an established housing land supply* may also contribute to house building completions in the future and the Council will continue to support development on appropriate sites. this strategy will provide a generous supply and choice of opportunities at all times.

Notwithstanding the above, there has been some comment that development on most of the new sites identified in LDP1 hasn't yet been started. It is apparent that build rates have not recovered to pre-recession levels and house builders are perhaps exercising a particularly cautious approach in bringing sites forward, unless confident of buoyant sales. Confidence in the market is regarded as a virtuous cycle for both the housebuilding industry and home purchasers. To find out why, and to see if LDP2 can improve site output, we commissioned independent commercial market research to outline some options that might stimulate development in the short term, while the rest of the land supply for residential development comes on stream.

The independent research (provided by Savills) considered the relative market performance of South Ayrshire. It concluded that the market is affected by a number of external factors, but LDP2 could release a few additional small sites in readily marketable locations to stimulate activity without undermining the established land release strategy of LDP1. For this we would need to focus on established, desirable locations with good transport links, services and infrastructure. Such locations are predominantly in the Kyle part of South Ayrshire. We think there is considerable merit in this approach, and LDP2 Main Issues Report contains it as a theme for discussion in ISSUE 5 "A Strategy for Housing".

In reaching the above conclusion, we have:

- Reviewed previously suggested sites;
- Considered high demand localities;
- Considered community impacts;
- Reviewed existing allocations and settlement patterns; and,
- Reviewed economic opportunities and environmental sensitivities

In addition to the aim of bolstering the housebuilding industry and purchaser confidence in South Ayrshire with “immediately attractive” sites, we think that the release of some carefully considered new sites could have further benefits by improving existing established development patterns and contributing to the “place making agenda”. This is discussed in more detail in the Issues Report.

In furthering background work into this fine grain adjustment to LDP1 Strategy we initiated a “Call for sites” during winter 2016/17 to ascertain what sites might be available and then to see if the strategy could be feasible, practical, and what implications this might have on the underlying principles of environmental and social sustainability. A total of 80 sites were submitted for consideration. Three sites have subsequently been withdrawn, and some sites relate to proposals of a commercial nature rather than residential.

The Initial Assessment of sites submitted in the Call for Sites (Winter 2016/17)

The Main Issues Report lists the sites we think best match the twin aims of being immediately attractive and/or meeting the place making agenda, but an initial assessment focussed on whether sites were severely constrained, and therefore unlikely to be suitable for development; or unconstrained and potentially suitable. Locations with some possible constraints but where mitigation could address constraints are also identified. Constraints are categorised using a simple red / amber / green traffic light classification. Feedback from technical consultees has not been sought at this initial stage in assessment.

Constraints are intended to highlight potentially significant impacts of development on biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape in line with the Environmental Assessment (Scotland) Act, with constraints grouped into themes.

Following consultation on the Main Issues Report, a detailed site assessment process will be undertaken, including consideration of representations made on sites, together with a consideration of comments made on the suggested Housing Strategy for LDP2. It is possible that additional sites will be proposed as an outcome of consultation and similarly, sites may be removed from the list and further assessment / consideration.

Initial site assessment:

Constraints and theme groupings used in the initial assessment:

Constraint Group	Constraints	Commentary
Landscape/ Settlement	1.Landscape Assessment	Landscape/settlement constraints will have been assessed in the site report, and the recommendations will highlight the likely impact of the development of the site. If the assessment suggests it is likely mitigation could not be successfully employed to offset a severe adverse impact, the site should not be recommended as a potential development option. Otherwise, the site may be recommended for further consideration, subject to constraints being addressed at project level.
	2. Coalescence	
	3. Ribbon Development	
	4. Settlement/boundary issues	
Transport, Accessibility & Site Servicing	5. Site Access	While this constraint group may provide severe constraints, it will usually be possible to provide some mitigation to offset impact of development; and, detailed consultation, later in the site selection process is the best way of identifying appropriate mitigation. Accordingly, sites should not be rejected, at this stage, without consideration given to required mitigation measures.
	7. Road Network-Capacity	
	8. Distance to Pubic Transport Node	
	9. Distance to Local Amenities	
	10. Sewerage and Water Infrastructure	
	11. Health	
Flooding	12. Flood Risk	Sites affected by flood risk should generally not be developed without strong reason and appropriate mitigation.
Quality of Agricultural land	13. Quality of Agricultural land	Sites affected by prime quality agricultural land should not generally be developed without strong reason
Built Environment Constraints	14. Scheduled Ancient Monuments	Natural and built environmental constraints may justify rejecting a site from further consideration; however, it is likely that project level detail would provide some mitigation in most instances. Ultimately, a judgement must be made of the sensitivity of the constraining factor, the impact on any identified constraints, and the likelihood of mitigation being successfully employed to a point where development would be acceptable.
	15. Archaeology	
	16. Historic Gardens and Designed Landscapes	
	17. Listed Buildings	
	18. Conservation Areas	
Natural Environmental Constraints	19. SSSI's	Sites should not be developed
	20. Natura 2000 Sites	Sites should not be developed
	21. Local Natural Heritage Value (LNHV) Sites	Sites should not be generally be developed without strong reason and appropriate mitigation.

Air	22. Air	Proposals for residential development are unlikely to adversely impact air quality significantly. Location of proposals and proximity to known areas of poor air quality should be considered.
Climatic Factors	23. Climatic Factors	Climatic impacts of developments are likely not to vary significantly. Sustainable design solutions and incorporation of carbon reducing technologies should be undertaken at project stage.
Material Assets	24. Material Assets	Given the plentiful supply of material assets in South Ayrshire, and the location of proposals for residential development (i.e. generally within or adjacent to existing settlements or countryside residential properties), it is unlikely the sites would be suitable for material extraction. This will not generally provide a justification for rejecting sites from further consideration.
Noise	25. Noise	Proposals for residential development are unlikely to adversely impact noise levels quality significantly. Location of proposals and proximity to existing uses that result in high levels of background noise should be considered.
Open Space & Central Scotland Green Network (CSGN)	26. Open Space	Where a proposed site forms an active area of open space, the site should not generally be considered further.
	27. Central Scotland Green Network (CSGN)	Provision of open space within development sites, and contribution towards CSGN will be addressed at project stage.

Initial Assessments:

Site 1 Old Toll Nusery, Ayr	0.3ha	comment
Landscape/ settlement	A70 road frontage site. Brownfield (former nursery). Potentially ribbon development but between, rather than extending existing development patterns. Not a recognised settlement.
Transport, access & servicing	Separate from services and facilities but good road transport links. Adjacent to cycleway and bus route. Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to A70. Some design mitigation may be required
Open space and green network	Does not offer GN opportunities
General observation	Rural location and a small site. Not a settlement expansion.
Initial Recommendation	Not recommended for further consideration as an identified residential development site in LDP2.

Site 2 Carrington, Old Toll	0.1ha	comment
Landscape/ settlement	Small site with A70 frontage. Potentially ribbon development but between, rather than extending existing development patterns. Not a recognised settlement.
Transport, access & servicing	Separate from services and facilities but good road transport links. Adjacent to cycleway and bus route. Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to A70. Some design mitigation may be required
Open space and green network	Does not offer GN opportunities
General observation	Rural location and very small site. Not a settlement expansion.
Initial Recommendation	Not recommended for further consideration as an identified residential development site in LDP2.

Site 3 Abbothill, Ayr	8.1ha	comment
Landscape/ settlement	Large site to east of former nurses accommodation at Abbothill. Poorly defined site boundaries. Elevated site in agricultural use. Contrary to established SEA LDP1 land release strategy.
Transport, access & servicing	Road capacity issues with SEA but might be possible to contribute to overall infrastructure improvements? Remote from services and facilities, but on bus route. Investigations into infrastructure services requirements would be necessary.
Flood Risk	
Agricultural land quality	Grade 2
Natural Env constraints	
Built Env constraints	Archaeological triggers
air	
climatic	
Material assets	
Noise	
Open space and green network	Not well connected
General observation	Weak site boundary, not a logical urban expansion (poor relationship to existing settlement), likely significant landscape implications (elevated site). Potentially detrimental to progressing development of strategy for SEA with a potential over concentration of sites in the same locality.
Initial Recommendation	Not recommended for further consideration.

Site 4 Symington Rd North	1.1ha	comment
Landscape/ settlement	High visibility brownfield site adjacent to A77. Proximity to road and shallow depth of site may create difficulties for layout.
Transport, access & servicing	Significant local road network constraints. TA likely necessary. Potential education and service capacity issues (including WoSWater drainage). Village has a good range of services and facilities in walkable distance. Likely Community Council opposition. Investigations into infrastructure service requirements would be necessary. Bus route passes close to site.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Noise Impact assessment would be required
Open space and green network	Potential for local connections
General observation	Strong developer interest in Village. WoSHA named as

		developer / end owner. Likely to have significant constraints for layout due to existing street pattern and site dimensions. Could consider as part of a wider village strategy with CFS15 and CFS 69.
Initial Recommendation	.....	Recommended for Further consideration as part of settlement strategy.

Site 5 Greenacres, Symington	5.66ha	comment
Landscape/ settlement	Large scale site adjacent to existing large scale release. Rapid settlement growth is a potential issue. Lack of defensible boundary to west. Scenic approach to village from Kerrix Rd. presently in agricultural use.
Transport, access & servicing	Significant local road network constraints. TA likely necessary. Capacity of education and other services potentially problematic. Village has a good range of services and facilities in walkable distance. Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Potential for local connections.
General observation	Strong developer interest in the village. Potentially part of village strategy and option to improve traffic circulation, but otherwise site likely constrained. Likely Community Council opposition. Rapid expansion of village potentially affecting character.
Initial Recommendation	Recommended for further consideration as part of settlement strategy

Site 6 Kennoch House	2.03ha	comment
Landscape/ settlement	Site is outwith settlement boundary and currently in Greenbelt. Contributes significantly to landscape setting of village.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Road access may also be an issue if taken from the narrow B735. Village has no services and facilities (except a church), but close to bus and cycle route.
Flood Risk	Small surface water flood risk area in south of site
Agricultural land quality	3.1 and 3.2

Natural Env constraints	.....
Built Env constraints	.....	Site contains the B-listed Kennoch House and is entirely within St Quivox Conservation Area. Development could significantly affect character and setting of conservation area and listed buildings.
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Potential for good local connections.
General observation	.....	Although it could relate well to existing housing, it would have significant impact on the rural landscape setting of the village, listed Kennoch House and conservation area. Also partly prime agricultural land.
Initial Recommendation	.....	Landscape and heritage constraints indicate this site should not be recommended for further consideration as a release site in LDP2.

Site 7 Neptune Works, Ayr	8.4ha	comment
Landscape/ settlement	Large Urban Brownfield site bordered by high density residential and industrial uses.
Transport, access & servicing	Local road network constraints. TA likely necessary Potential drainage capacity issues. DIA likely required. Possible contamination. Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services in walkable distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to railway – noise attenuation likely required.
Open space and green network	Limited local connections possible
General observation	Planning permission in principle lapsed. Statement says highly marketable. Site not progressed. Effectiveness may be questioned.
Initial Recommendation	Recommend retain support for residential development in principle but not recommended for specific residential allocation in LDP2. Need to assess effectiveness.

Site 8 Helentongate Symington	0.68ha	comment
Landscape/ settlement	A77 road frontage site. Potentially ribbon development, but between rather than extending existing development patterns. Not a settlement.
Transport, access & servicing	Separate from services but good transport links. Investigations into infrastructure service requirements would be necessary. No village services or facilities.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to A77. Some mitigation may be required
Open space and green network	Not well connected.
General observation	Rural site, not a recognised settlement. Likely too small for specific allocation
Initial Recommendation	Not recommended for further consideration for identification of a residential development site in LDP2 but could consider designation of Bogend as part of a settlement strategy

Site 9 East Sanquhar Steading	0.8ha	comment
Landscape/ settlement	Set within open, prominent landscape, but development is within an existing steading.
Transport, access & servicing	Good transport links but access onto A77 would be a potential issue. Adjacent to cycleway. High pressure gas pipeline runs immediately to west of site. Remote location but services and facilities within walking distance.
Flood Risk	
Agricultural land quality	2 and 3.2
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Site is close to 2 nd runway of Prestwick Airport (<300metres)
Open space and green network	Not well connected but on cycle path route
General observation	Rural site, not a recognised settlement. Likely too small for specific allocation as it is a steading development of approx. 4 units.
Initial Recommendation	Not recommended for further consideration for a residential release site in LDP2. Would be more appropriate to be considered via a planning application.

Site 10 St Quivox	0.3ha	comment
Landscape/ settlement	Site is outwith settlement boundary within an open, rural landscape. Although adjacent to a small housing cluster, it has no visual relationship with St Quivox village, so would appear as a disconnected development, and possibly ribbon development.
Transport, access & servicing	Separate from services but good transport links. Investigations into infrastructure service requirements would be necessary. Separate from village. No services and facilities within walking distance.
Flood Risk	Small areas of surface flood water risk within site
Agricultural land quality	Site wholly consists of prime quality land (Class 2)
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Offers limited GN opportunities but on cycle network
General observation	Site would appear as an isolated development rather than a suitable extension of an existing settlement. Likely to result in adverse landscape and placemaking impacts. Would also result in loss of prime quality agricultural land.
Initial Recommendation	Not recommended for further consideration for a residential release site in LDP2.

Site 11 Finlayson, Coylton	5.6ha	comment
Landscape/ settlement	Site to south of village at low Coylton. Western part of site is very Prominent. Agricultural use at present. Attractive rural landscape.
Transport, access & servicing	Local junction capacity / safety. Holmston roundabout capacity issues. Investigations into infrastructure service requirements would be necessary. Village has a good range of services. Site close to bus route.
Flood Risk	Eastern part of site at flood risk
Agricultural land quality	
Natural Env constraints	Eastern part of site is a wildlife site
Built Env constraints	Category B manse central to site (setting issues)
air	
climatic	
Material assets	Part site covered by coal referral area. Investigation required.
Noise	
Open space and green network	On local Path network. Potential for improvements
General observation	Coylton already has a number of undeveloped sites. Over concentration of sites. Eastern extreme of site is within east Ayrshire. Effectiveness may be questioned.

Initial Recommendation	Not recommended for further consideration as an identified residential development site in LDP2.
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Site 12 Queen's Drive, Barassie	0.61ha	comment
Landscape/ settlement	Maintained amenity and recreational open space on main route into Barassie / Troon. Setting for edge of planned LA housing area. Private estate to the north is less structured but much more screen planting. Existing flatted block relatively isolated and out of character.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services in walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Part of site has potential, but consideration of wider POS implications and remaining site(s) improvement is essential.
Initial Recommendation	Recommended for further consideration within a review of open space and improvement strategy.

Site 13 Corsehill farm, Colyton	8.1ha	comment
Landscape/ settlement	Situated between Joppa and Hillhead. Potential coalescence issue. Site bisected and compromised by main ETL high voltage towers (see also site CFS 44). Site in agricultural use.
Transport, access & servicing	TA likely necessary. Capacity issues at Holmston Roundabout need to be investigated. Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	

air	.....
climatic	.....
Material assets	.....	Part site covered by coal referral area. Investigation required.
Noise	.....
Open space and green network	.....	Possible local enhancements and links.
General observation	.....	Coylton already has a number of undeveloped GF sites. Over concentration of development sites. Site could provide opportunity for school bus / drop off. Effectiveness may be questioned.
Initial Recommendation	.....	Not recommended for further consideration as an identified residential development site in LDP2.

Site 14 Aldersyde Avenue, Troon	0.39ha	comment
Landscape/ settlement	Maintained amenity open space on edge of settlement. Agricultural land beyond.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential. Irregular shape may create difficulties in appropriate layout form. Cumulative losses of OS in locality undesirable.
Initial Recommendation	Recommended for further consideration within a review of open space and improvement strategy.

Site 15 Symington Mount	1.6ha	comment
Landscape/ settlement	Agricultural land to the north of existing village on steeply sloping ground falling towards the north. Long access route through established shelterbelt on eastern edge of village. Prominent from the north.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Shelterbelt is identified in the Ancient woodland inventory
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Potential good local links but likely loss of mature trees / ancient woodland. Local path / right of way runs through shelterbelt.
General observation	Convolutd access, likely loss of ancient woodland trees, not well connected to settlement. Prominent from the north.
Initial Recommendation	No recommended for further consideration as a LDP allocation

Site 16 Spey Rd, Troon	0.71ha	comment
Landscape/ settlement	Maintained open Space. Enclosed area with rear gardens backing onto space rather than frontages. Agricultural land to the east.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is

		essential. Cumulative losses of OS in locality undesirable.
Initial Recommendation	.....	Recommended for further consideration within a review of open space and improvement strategy.

Site 17 Buchan Rd, Troon	0.63ha	comment
Landscape/ settlement	Maintained amenity and recreational open space enveloping Muirhead primary school grounds on 2 sides.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential. Cumulative losses of OS in locality undesirable.
Initial Recommendation	Recommended for further consideration within a review of open space and improvement strategy.

Site 18 Afton Avenue, Prestwick	2.17ha	comment
Landscape/ settlement	Large, maintained amenity and recreational open Space. Prominent location. Links with smaller open space areas in locality. Significant proportion of local open space provision.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	

climatic	.....
Material assets	.....	Extreme north-east covered by coal referral area
Noise	.....
Open space and green network	.....	Loss of maintained amenity open space contrary to established principles.
General observation	.....	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential.
Initial Recommendation	.....	Recommended for further consideration within a review of open space and improvement strategy.

Site 19 Dunlop crescent, Ayr	0.6ha	comment
Landscape/ settlement	Small maintained amenity and recreational open Space. Prominent corner site forming part of larger open space cluster on all sides of traffic junction.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential. Cumulative loss of OS in locality undesirable.
Initial Recommendation	Recommended for further consideration within a review of open space and improvement strategy.

Site 20 Hay Hill, Ayr		Comment : Site Withdrawn
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Site 21 Harebell Place, Ayr	0.37ha	comment
Landscape/ settlement	Small maintained amenity open Space. Prominent corner site forming part of open space cluster. Approx. 50% of site recently developed. High density housing to north and south.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Recent development has maximised appropriate level of site use.
Initial Recommendation	Not recommended for further consideration within a review of open space and improvement strategy.

Site 22 Dalmilling Primary, Ayr	2.5ha	comment
Landscape/ settlement	Large area of recreational and amenity ground associated with primary school, within high density housing area.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and

		potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential.
Initial Recommendation	.....	Recommended for further consideration within a review of open space and improvement strategy.

Site 23 Craigie Park, Ayr	3.5ha	comment
Landscape/ settlement	Large area of maintained amenity and recreational open Space (Skater park) and car parking. Prominent Whitletts Road corner site, forming half of Craigie Park. Further park land to south, primary school to west.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of maintained amenity open space contrary to established principles.
General observation	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement is essential.
Initial Recommendation	Recommended for further consideration within a review of open space and improvement strategy.

Site 24 Darley Golf Course	2ha	comment
Landscape/ settlement	Large recreational and amenity open space area forming part of the Darley Golf Course. Presently gorse/ rough. Established residential to north-east and south-east.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has comprehensive range of services and facilities. Local services within walking distance.
Flood Risk	

Agricultural land quality	.....
Natural Env constraints	.....
Built Env constraints	.....
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Loss of maintained amenity open space contrary to established principles.
General observation	.....	Part of wider review of open space provision and potential for development undertaken by Housing Services. Contrary to established principles of safeguarding POS. Consideration of wider POS implications and remaining site(s) improvement essential. Development would remove flexibility to alter / improve golf course.
Initial Recommendation	.....	Recommended for further consideration within a review of open space and improvement strategy.

Site 25 Fullarton Rd, Loans	0.83ha	comment
Landscape/ settlement	Small agricultural site on edge of settlement, separated by roads. Scenic/rural and intimate landscape scale. Currently within designated greenbelt. Mature trees to boundary with road frontage. Attractive view from village.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Mature trees / hedge at periphery
Built Env constraints	Sensitive setting of war memorial.
air	
climatic	
Material assets	
Noise	
Open space and green network	Limited local connections possible
General observation	Small site, scenic edge / outlook for village. Breaches strong village boundary. Sensitivity of war memorial setting. Considered further with CFS 27 and CFS 54.
Initial Recommendation	Not recommended for further consideration as a site identified for residential development in LDP2.

SITE 26: COMMERCIAL: Fullarton Rd Loans: SEE SEPARATE ASSESSMENT

Site 27 Fullarton Rd, Loans	9.65ha	comment
Landscape/ settlement	Large site in agricultural use, separated from village by intervening agricultural land (submitted as CFS27). Very Substantial linear expansion of village. Presently greenbelt. Elevated, prominent site from B746 and A78.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Mature hedge and tree lined frontage
Built Env constraints	
air	
climatic	
Material assets	
Noise	Likely require noise assessment (A78)
Open space and green network	Remote from routes and networks
General observation	Extensive linear expansion of village into existing greenbelt. Prominent site from B746 and A78. Considered further with CFS25 and CFS 54
Initial Recommendation	Not recommended for further consideration as a site identified for residential development in LDP2.

SITE 28: COMMERCIAL : BRIDGEFIELD, GIRVAN: SEE SEPARATE ASSESSMENT

Site 29 Burton Farm, Ayr	12.2ha	Comment
Landscape/ settlement	Large prominent site to south of Ayr, south of former railway line. Multiple fields in agricultural use. Land rises to foot of Carrick Hills. Currently included in greenbelt. See also CFS 56 and CFS 64
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local facilities within walking distance.
Flood Risk	Some areas covered by SEPA surface flood risk mapping
Agricultural land quality	3.1
Natural Env constraints	Immediately south of wildlife site.
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Potentially strong network links
General observation	Large, prominent site in sensitive landscape. Breaches strong urban boundary. Close to existing large greenfield release site at Greenan. Potential over concentration of sites. Considered with CFS56 and CFS 64 as potential to link with through route.
Initial Recommendation	Not recommended for identification as residential development site in LDP2

Site 30 Coalpots Rd, Girvan	2.67ha	comment
Landscape/ settlement	Relatively flat site on edge of existing residential development. Allocated in LDP1 for residential development.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local facilities within walking distance.
Flood Risk	considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	"
General observation	Site in previous LDP. No progress on site. Effectiveness may be questioned.
Initial Recommendation	Recommend retain site but need to assess effectiveness.

Site 31 Langlands Field, Tarbolton	2.7ha	comment
Landscape/ settlement	Edge of settlement, prominent on entrance approaches. No physical established western boundary. Road frontage. Rear gardens of established village to the north. Undeveloped business allocation to the east.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Proximity to agricultural contractors yard and industrial allocation.
Open space and green network	Potential to create local links through to community hub
General observation	Large site. Existing village sites stalled or not commenced. Effectiveness may be questionable. Adjacent to industrial allocation but potential for high quality place making at entrance to village.
Initial Recommendation	Recommend further consideration as additional allocation for place making. Need to consider effectiveness.

Site 32 Weston Ave, Annbank	2.67ha	comment
Landscape/ settlement	Large prominent site on southern entrance to village. No established northern boundary. Site currently Greenbelt and in agricultural use. Land higher than adjacent development but falls generally from east to west.
Transport, access & servicing	Close proximity to sewage works. Investigations into infrastructure service requirements would be necessary. Local services and facilities are within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	3.1
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Opportunity to create wider network links
General observation	Prominent site and greenbelt. Existing residential allocation (CFS53) not commenced. Effectiveness may be questionable. High Quality place making layout would be essential. Alternative Annbank site allocated in LDP1
Initial Recommendation	Recommend further consideration as an additional or alternative to CFS53. Need to assess effectiveness.

Site 33 Hannah, St Quivox	4.75ha	comment
Landscape/ settlement	Large, prominent site outwith settlement boundary, and within greenbelt. Due to topography and setting, would likely have significant adverse landscape impacts, especially when viewed from A77 and B743, with limited opportunities to mitigate visual impact. May also compromise the layout/placemaking scheme for the adjacent Hannah development.
Transport, access & servicing	Potentially good transport links but roads access and impacts on A77 junctions would need to be assessed. No local services or facilities (except a church). Site close to bus route.
Flood Risk	Surface flood water risk in NW part of site
Agricultural land quality	3.1 and 3.2
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	

Open space and green network	.....	Offers limited GN opportunities
General observation	.....	Prominent site and greenbelt. Would result in significant adverse landscape and settlement impacts. Potential for loss of prime quality agricultural land.
Initial Recommendation	.....	Not recommended for identification as residential development site in LDP2

Site 34 Mount Hamilton, St Quivox	0.7ha	comment
Landscape/ settlement	Prominent site outwith settlement boundary and within the greenbelt.
Transport, access & servicing	Potentially good transport links but roads access and impacts on A77 junctions would need to be assessed. Road access from the narrow B735 may also be an issue. No local services or facilities (except a church). Site close to bus route.
Flood Risk	
Agricultural land quality	3.1
Natural Env constraints	
Built Env constraints	Partly within St Quivox conservation area and adjacent to B-listed Mount Hamilton House
air	
climatic	
Material assets	
Noise	
Open space and green network	Offers moderate GN opportunities
General observation	Development of site could have significant impacts on rural landscape setting of St Quivox, and on the setting of the conservation area and key listed buildings. Would also involve loss of greenbelt land and prime quality agricultural land.
Initial Recommendation	Not recommended for identification as residential development site in LDP2.

Site 35 Hannah Refectory	0.25ha	comment
Landscape/ settlement	Appears to reuse existing Hannah refectory building within existing residential development, so likelihood of additional impact on landscape is low.
Transport, access & servicing	Potentially good transport links but roads access and impacts on A77 junctions would need to be assessed. No local services or facilities (except a church). Site close to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Offers moderate GN opportunities
General observation	No obvious impediment to development, in principle, but as a conversion of a building for 4-6 units, this is too small to consider for specific allocation in LDP2.
Initial Recommendation	Not recommended for further consideration for a residential release site in LDP2. Would be more appropriate to be considered via a planning application.

Site 36 Station Rd Fisherton.	2ha	Comment
Landscape/ settlement	Steeply sloping site from Station Road to the shore. Semi natural grass / gorse landscape. Prominent from Station Road and likely highly prominent from the sea. Potential coalescence issue Dunure/Fisherton
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Wildlife site to immediate west (shoreline and beach)
Built Env constraints	Conservation area to the immediate south and west
air	
climatic	
Material assets	
Noise	
Open space and green network	Local links potentially good
General observation	Residential development "Wee House concept" (commercial rent tenure and novel building design) on prominent, sensitive site. Potential issues of coalescence. National Trust Covenant.
Initial Recommendation	Not recommended for further consideration as a land allocation in LDP2

Site 37 Kennedy Drive, Dunure	2.47ha	comment
Landscape/ settlement	Large, steeply sloping site site. Significant linear extension to village. Prominent from, and adjacent to conservation area.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	Adjacent to conservation area. Listed building and harbour setting.
air	
climatic	
Material assets	
Noise	
Open space and green network	Limited local GN opportunity
General observation	Previous (smaller) allocation removed as ineffective and known construction difficulties (bedrock). Recent increased interest in local housebuilding activity but Effectiveness may be questionable.
Initial Recommendation	Recommend Further consideration. Need to assess effectiveness

Site 38: Commercial: Shields farm, Preswtick

Site 39 Symington Rd South.	5.66ha	comment
Landscape/ settlement	Large site on edge of settlement, in agricultural use. Very prominent from Kerrix Rd and Symington Rd South. Scenic locality and strong existing village boundary and setting. Rapid settlement growth is a potential issue. Strong existing boundary (Lack of equally strong defensible boundary to west.
Transport, access & servicing	Significant local road network constraints though village. TA likely necessary. Capacity of education and other services potentially problematic. WoSWater drainage capacity issue? Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Potential strong local network links

General observation	.....	Strong developer interest in the village. Potentially part of village strategy and option to improve traffic circulation. Likely Community Council opposition.
Initial Recommendation	.....	Recommended for further consideration as part of settlement strategy

Site 40 Manse Rd, Coylton	6.68ha	comment
Landscape/ settlement	Large site on the edge of village. Prominent from cemetery and path to Low Coylton but otherwise well contained by tree belt to east. Existing LDP allocation.
Transport, access & servicing	Local junction capacity / safety. Holmston roundabout capacity issues. TA likely necessary. Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities. Local services within walking distance. Site close to bus route.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	"
General observation	Coylton has a number of sites allocated. No progress on site. Effectiveness may be questioned.
Initial Recommendation	Recommend retain site but need to assess effectiveness.

Site 41 Peebles Street,	0.49ha	comment
Landscape/ settlement	Large brownfield site. Some mixed use residential in locality but primarily high density business and industry.
Transport, access & servicing	Local Road network issues for access to Port and existing industrial uses. Considered in planning application. Town has a comprehensive range of services and facilities within walking distance.
Flood Risk	Considered in planning application
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	No obvious possible links. High density mixed use locality.
General observation	Planning consent approved in principle subject to S75. Quality of place making agenda commended but

		effectiveness may be questionable.
Initial Recommendation	.....	Development supported in principle but not recommended for specific residential allocation in LDP2.

Site 42 Bolestyle Rd Kirkmichael	3.68ha	comment
Landscape/ settlement	Large site on eastern edge of village. Land rising to the east. LDP allocation.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	"
General observation	Site allocated in LDP1. No progress. Agent states land being marketed. Effectiveness may be questionable.
Initial Recommendation	Retain allocation but need to assess effectiveness.

Site 43 Garden Street, Tarbolton.	7.75ha	comment
Landscape/ settlement	Large site with irregular boundaries extending from the centre of historic village. Sloping land (steep to western section) rising to south and established residential area. Strong existing urban form
Transport, access & servicing	TA likely required. Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	Small areas identified on SEPA surface flood hazard risk map.
Agricultural land quality	
Natural Env constraints	
Built Env constraints	Motte located to north (Scheduled Monument). Listed building and conservation area to immediate west. Extensive archaeological trigger areas to western parts of site.
air	
climatic	
Material assets	

Noise	.....
Open space and green network	.....	Potentially good connection into village centre
General observation	.....	Suggested contribution to restore buildings on burns street would be beneficial but sensitive setting of built and cultural heritage resources, especially western section. Large site, existing village sites stalled or not commenced. Effectiveness may be questionable.
Initial Recommendation	.....	Not recommended for further consideration as a residential site identification in LDP2

Site 44 Corsehill, Coylton	2.8ha	comment
Landscape/ settlement	Prominent site, (part straddling A70) with poor, or no existing defensible eastern boundary. Breaches exiting strong tree/ hedge boundary to west. Possible encroaching coalescence issues.
Transport, access & servicing	Local junction capacity may be an issue. Holmston roundabout capacity issues. TA likely necessary. Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	Coal referral area
Noise	
Open space and green network	Moderate local links possible
General observation	Possible school car park provision and connecting road to Highpark estate referenced. Adjacent minded to grant consent site also mentioned but S75 remains outstanding and has no provision for through route as claimed in submission. Coylton already has a number of allocated sites. Effectiveness may be questioned.
Initial Recommendation	Not recommended for further consideration as a residential allocation in LDP2 but potential of carpark for school.

SITE 45 BRASTON COMMERCIAL/community / leisure

Site 45 Braston, Ayr	30.1ha	comment
Landscape/ settlement	Very large, prominent site from A77 comprising a number of agricultural fields with established hedgerow boundaries throughout. Land rises gently to the east, from major road interchange junction. Adjacent to SEA urban expansion area.
Transport, access & servicing	High pressure gas main pipes run along western side of site. Road capacity issues. Might be possible to contribute to infrastructure improvements? Investigations into infrastructure service requirements would be necessary. No services or facilities within walking distance but close to Ayr hospital and adjacent to bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Poor connections to Ayr and SEA urban expansion area. Difficult to rectify. Local links possible
General observation	Potentially detrimental to progressing development strategy for SEA. Inappropriate concentration of residential release.
Initial Recommendation	Not recommended for further consideration as a residential, leisure or commercial allocation in LDP2.

Site 46 Kilmarnock Rd, Monkton.	14ha	comment
Landscape/ settlement	Very prominent site on confluence of A77 and A78 Trunk road. Currently within greenbelt designation. Land rises to centre of site. hedgerow and shelterbelt boundaries but site itself has no internal features of note. Adjacent to monkton cemetery to west and village to the south. Kilmarnock Rd. to the east with a large caravan park beyond.
Transport, access & servicing	Capacity concerns at Monktonhead and Dutchhouse roundabouts. Possible school capacity issues. Investigations into infrastructure service requirements would be necessary. Investigations into infrastructure service requirements would be necessary. Good range of services and facilities in the village within walking distance.
Flood Risk	Part of site covered by flood risk maps (small extent)

Agricultural land quality	.....	1
Natural Env constraints	.....
Built Env constraints	.....	Whiteside Windmill (especially) and McCrae's Monument visible through site from A78. Setting of Category A listed Buildings, especially windmill.
air	.....
climatic	.....
Material assets	.....
Noise	.....	Potential noise from airport and trunk road proximity
Open space and green network	.....	Potentially good local links
General observation	.....	Park and ride consent at Dutch-house roundabout lapsed. Applicant wishes to retain that allocation. Setting of windmill requires careful consideration. Topography challenging for place making. Large allocation in LDP1 at Gannet/Tarbolton Road. Rapid settlement growth.
Initial Recommendation	.....	Recommend further consideration as part of settlement strategy and airport masterplan.

Site 47 Main Street, Monkton	1ha	comment
Landscape/ settlement	Modest site contained within boundary of village (rear gardens) and airport. No landscape / visual points of specific interest.
Transport, access & servicing	Capacity concerns at Dutchhouse and Monktonhead Roundabouts. Possible school capacity issues. Access to the site does not appear possible as stated from station Road. Investigations into infrastructure service requirements would be necessary. Good range of services and facilities in the village within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Likely noise issues arising from proximity to Airport
Open space and green network	Little opportunity for connection
General observation	Site previously considered but dismissed on ground of noise / residential amenity. Alternative non sensitive use may be acceptable.
Initial Recommendation	Recommend further consideration as part of settlement strategy and airport masterplan. Not recommended for allocation of site for residential development in LDP2.

Site 48 East of Dundonald	14.1ha	comment
Landscape/ settlement	Large site on east of village in agricultural use (3 conjoined sites). Poorly defined with apparent lack of defensible eastern boundary. LDP1 allocation
Transport, access & servicing	Possible local road network and drainage capacity issues. Investigations into infrastructure service requirements would be necessary.
Flood Risk	Significant proportions of the centre of the site covered by SEPA flood risk maps
Agricultural land quality	Considered in LDP1 allocation.
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	Local links possible
General observation	Issues of surface flood risk. No progress on site. Effectiveness may be questioned.
Initial Recommendation	Recommend retain allocation but need to assess effectiveness.

Site 49 Monktonhill Rd, Troon	15ha	comment
Landscape/ settlement	Prominent site on entrance to Troon at Southwoods. Predominantly open to Monktonhill Road but with established mature hedgerow and shelterbelts on other boundaries. Remote from settlement. Currently within the green belt designation and in agricultural use.
Transport, access & servicing	Site remote from services and facilities but adjacent to bus route.
Flood Risk	Part of site covered by SEPA surface Flood risk map
Agricultural land quality	0
Natural Env constraints	
Built Env constraints	B Listed building to south of site. Archaeological trigger area with site. to the north of / adjacent to Southwoods Conservation Area.
air	
climatic	
Material assets	
Noise	
Open space and green network	Local links potentially good
General observation	Prominent site surrounded by greenbelt designation. Isolated from Troon. Rural site not a logical settlement extension. Setting of conservation area sensitive.
Initial Recommendation	Not recommended for further consideration as a residential land allocation in LDP2.

Site 50 Holmston : Commercial (including retail)

Site 50 Holmston, Ayr	113ha	comment
Landscape/ settlement	Substantial, extremely prominent site at Junction of A70/A77. Multiple agricultural fields on land rising towards the south and east. Part located within current greenbelt.
Transport, access & servicing	Substantial improvements to local and trunk road network likely necessary. Separated from Ayr by A77 trunk road. Investigations into infrastructure service requirements would be necessary. Site remote from services and facilities but adjacent to bus route. Proposal includes provision of services.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	Archaeological triggers to north east of Holmston roundabout.
air	
climatic	
Material assets	
Noise	
Open space and green network	Poor connections to Ayr.
General observation	Extremely prominent site. Mixed use development of scale and type comparable to SEA. Potentially detrimental to progressing development strategy for SEA. Site boundary as suggested is not easily defensible. Likely significant infrastructure implications. Contrary to town centre first principles for commercial development.
Initial Recommendation	Not recommended for further consideration as an allocation in LDP2.

Site 51 Ayr Rd Fisherton	1.15ha	comment
Landscape/ settlement	Undulating, elevated site above coast. Adjacent to and prominent from A719, LDP1 allocated site. adjacent allocation under construction.
Transport, access & servicing		Investigations into infrastructure service requirements would be necessary. Site remote from services and facilities (except primary school and church) . site adjacent to bus route.
Flood Risk	Considered in LDP1 allocation.
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"

Noise	.....	“
Open space and green network	.....	“
General observation	.....	Covenant with National Trust unresolved. No progress on site. Effectiveness may be questioned.
Initial Recommendation	.....	Recommend retain allocation but need to assess effectiveness.

SITE 52: Commercial : Ayr Station car park See separate assessment

Site 53 Brocklehill Avenue, Annbank	2.46ha	comment
Landscape/ settlement	Site to west of village. No clearly defined boundary. LDP1 allocated site in agricultural use. Site access apparently requires removal of scout hall.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Site adjacent to town centre.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	“
Natural Env constraints	“
Built Env constraints	“
air	“
climatic	“
Material assets	“
Noise	“
Open space and green network	“
General observation	Electricity sub-station and / or scout hall may require relocation. No progress on site. Effectiveness may be questioned.
Initial Recommendation	Retain allocation but need to assess effectiveness.

Site 54 Old Loans Rd, Loans	1.6ha	comment
Landscape/ settlement	Site on edge of settlement in agricultural use, separated by roads. Scenic/rural and intimate landscape scale. Currently within designated greenbelt. Sensitive view from entrance to village with mature trees and hedgerow at periphery. Development may also be prominent from A78.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	

Noise	.....	Noise assessment may be required (A78)
Open space and green network	.....	Limited local connection possible
General observation	.....	Breaches established strong settlement boundaries and potentially prominent from A78. Presently greenbelt. Considered with CFS 25 and CFS 27.
Initial Recommendation	.....	Not recommended for further consideration as residential release site in LDP2.

Site 55 Nether Auchendrane	7.7ha	comment
Landscape/ settlement	Mature woodland remote from any settlement. Site presently covered by greenbelt designation.
Transport, access & servicing	Remote from settlements, services and facilities. Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Mature woodland. Site included in ancient woodland inventory. Replacement provision would be necessary. Southern part of site covered by Wildlife site designation.
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Loss of woodland. Remote from settlements. Limited local connections possible.
General observation	Low density housing within the wooded Nether Auchendrane Estate grounds. Woodland felling would need compensation planting. Within greenbelt and unconnected to a settlement.
Initial Recommendation	Not recommended for further consideration as a land release.

Site 56 Burton Farm, Ayr	31ha	Comment
Landscape/ settlement	Prominent, substantial site across a number of agricultural fields. Located to south of Ayr and former railway line as established urban boundary. Currently within greenbelt. Rising land at foot of Carrick Hills. Mature woodland to north east. See also CFS 29 and CFS64
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Site close to bus route.
Flood Risk	Small areas included in SEPA surface flood risk mapping

Agricultural land quality	.....
Natural Env constraints	.....	Wildlife site to immediate north. Mature woodland to north east part of site.
Built Env constraints	.....
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Potentially strong network connections.
General observation	.....	Large, prominent site in sensitive landscape. Breaches strong urban boundary. Close to existing large greenfield release site at Greenan. Potential over concentration of sites. Considered with CFS29 and CFS 64 as potential to link with through route.
Initial Recommendation	.....	Not recommended for identification as residential development site in LDP2

Site 57 Daisybank, Tarbolton	1.13ha	comment
Landscape/ settlement	Listed stone built villa on edge of village. Sensitive building and garden provides part of setting to village edge.
Transport, access & servicing	Country lane access. No footpath. Investigations into infrastructure service requirements would be necessary. Village has a good range of services and facilities within walking distance.
Flood Risk	Considered in planning application
Agricultural land quality	"
Natural Env constraints	Mature trees to southern boundary
Built Env constraints	Listed building.
air	Considered in planning application
climatic	"
Material assets	"
Noise	"
Open space and green network	Country lane, no footpath to south of site. No network connection possible.
General observation	Consent for restoration of house and development within grounds lapsed. Effectiveness may be questioned.
Initial Recommendation	Within established residential area. Need to assess effectiveness. Development supported in principle but not recommended for specific LDP2 allocation.

Site 58 Redbrae, Maybole.	2.03ha	comment
Landscape/ settlement	Large Vacant site of former mansion house/school and grounds, recently demolished. Edge of settlement, secluded site with extensive tree cover and periphery planting.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Significant tree cover to northern part and periphery of site.
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Local links possible
General observation	Planning permission for residential development lapsed. Effectiveness may be questioned.
Initial Recommendation	Within established residential area. Consent lapsed. Need to asses effectiveness. Redevelopment supported in principle but not recommended for specific LDP allocation.

Site 59 Kilmarnock Rd Monkton	12.2ha	comment
Landscape/ settlement	Extremely large site comprising a number of agricultural fields, all situated to east of Monkton Village. Prominent from village, A77 and A78. Rising ground to windmill and MacRaes, Monument. Includes partial redevelopment of former MOD camp, still existing but vacated. Most of site is an LDP1 allocated site.
Transport, access & servicing	TA likely required. Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance.
Flood Risk	Small flood risk areas within site and peripheral.
Agricultural land quality	3.1 and 0
Natural Env constraints	
Built Env constraints	Scheduled Monument. 2 A listed buildings. Archaeological consultation trigger areas. Environmental assessment likely necessary
air	
climatic	
Material assets	
Noise	Adjacent to airport and industrial. Noise assessment likely required.
Open space and green network	Possible strong local links

General observation	.....	Part of site allocated for residential development in LDP1. Traffic infrastructure requires consideration. Careful placemaking of layout required for access and setting of category A structures and scheduled monument. Environmental assessment likely required. Possible consider
Initial Recommendation	.....	Recommend further consideration as part of settlement strategy and airport masterplan.

Site 60 Croft Street, Tarbolton	2.47ha	comment
Landscape/ settlement	Large development site within village boundary (formerly a greenfield release). Development commenced but no progress for some time.
Transport, access & servicing	Considered as part of planning application. Village has a good range of services and facilities within walking distance. Site adjacent to bus route.
Flood Risk	"
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	Potentially good link into village centre
General observation	Development of site stalled. Effectiveness may be questioned.
Initial Recommendation	Development within settlement. Need to assess ongoing effectiveness. Development supported in principle but not recommended for specific LDP allocation.

Site 61 Murdoch's Lone, Ayr	1.5ha	comment
Landscape/ settlement	Prominent site on entrance to Alloway, in informal agricultural use. Small scale rural character landscape of field with mature trees around periphery.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Town has a comprehensive range of services and facilities. Local services and facilities within walking distance.
Flood Risk	
Agricultural land quality	
Natural Env constraints	Wildlife site to immediate north and south of site.
Built Env constraints	Scheduled monument at Alloway Motte to east. Alloway lodgeC listed to east. Archaeological trigger consultation area to eastern extreme of site

air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Potentially good local connections
General observation	.....	Remnants of rural approach to alloway village within settlement boundary. Division between “Ayr” and “Alloway”. Visual and cultural significance.
Initial Recommendation	.....	Not recommended for further consideration as residential allocation in LDP2

Site 62 Laurelbank, Maybole	2.1ha	comment
Landscape/ settlement	Development site within village boundary. Redevelopment of unlisted villa and associated extensive grounds.
Transport, access & servicing	Considered in planning application. Town has a comprehensive range of services and facilities within walking distance.
Flood Risk	“
Agricultural land quality	“
Natural Env constraints	“
Built Env constraints	“
air	“
climatic	“
Material assets	“
Noise	“
Open space and green network	Limited local connections possible
General observation	Site granted consent for residential development but consent now lapsed with no progress. Effectiveness may be questioned
Initial Recommendation	Development within settlement. Need to assess ongoing effectiveness. Development supported in principle but not recommended for specific LDP allocation.

Site 63 Tarbolton Rd, Monkton	1.62ha	comment
Landscape/ settlement	Redevelopment of largescale industrial buildings adjacent to recently constructed residential development. Further large scale industrial premises to the immediate east and south.
Transport, access & servicing	TA likely required. Traffic through village and impacts on Dutchhouse and Monktonhill roundabouts. Possible contamination remediation required. Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance.

Flood Risk	.....
Agricultural land quality	.....
Natural Env constraints	.....
Built Env constraints	.....	Palace of Engineering to immediate South (Category C)
air	.....
climatic	.....
Material assets	.....
Noise	.....	Noise impact assessment and mitigation likely necessary. Industrial processes and airport proximity.
Open space and green network	.....	No obvious connections possible
General observation	.....	Recent residential development removed buffer between village and largescale industrial processes. Development would lead to encroachment of residential development into established major industrial and aerospace industrial area. Large Industrial units to east and south of proposed site.
Initial Recommendation	.....	Recommend further consideration as part of settlement strategy and airport masterplan.

Site 64 Longhill Ave, Ayr	12.2ha	Comment
Landscape/ settlement	Extremely large site on edge of settlement comprising a number of agricultural fields with mature hedgerow boundaries. Presently within greenbelt. South of established railway line (cycle track) settlement boundary. High scenic quality. Adjacent to intensive agricultural units. Recently planted shelterbelt /screen at south-eastern boundary.
Transport, access & servicing	TA likely required. Investigations into infrastructure service requirements would be necessary.
Flood Risk	
Agricultural land quality	1
Natural Env constraints	Immediately south of wildlife site (cycle track)
Built Env constraints	Cluster of listed buildings to east and north east. Setting of Burns and Cultural heritage cluster, and conservation area important.
air	
climatic	
Material assets	
Noise	
Open space and green network	Potentially strong network links.
General observation	Site of high scenic quality at sensitive location on entrance to Alloway and Burns cultural heritage resources. Could consider with Burton site CFS29 and CFS56
Initial Recommendation	High landscape and visual quality on entrance to Alloway. Setting of village, conservation area, listed buildings and cultural heritage resources. Not recommended for further consideration as release site

		but could consider potential with site 29 and 56 at Burton.
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Site 65 Main Street Monkton	11.3ha	Comment
Landscape/ settlement	Large, prominent site to the north west of the village and north of the Prestwick Aerospace park, presently in agricultural use. Remains of walled garden and burial ground on site. Land falls toward the west. Existing village and industrial buildings well screened by established, substantial shelterbelts but site is open to view from A78 and A79.
Transport, access & servicing	TA likely required. Traffic through village and impacts on Dutchhouse and Monktonhill roundabouts. Possible contamination remediation required. Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance.
Flood Risk	Central part of site and southern peripheries included in SEPA surface flood hazard mapping areas.
Agricultural land quality	2
Natural Env constraints	
Built Env constraints	Fairfield Burial ground Cat C within site. Monktonhead farm to the east of Main Street. Large parts of site covered by archaeological trigger areas
air	
climatic	
Material assets	
Noise	
Open space and green network	Potentially good local links
General observation	Site breaches strong existing shelterbelt boundaries for the village. Built heritage interest. Relatively dislocated from existing village.
Initial Recommendation	Recommend further consideration as part of settlement strategy and airport masterplan.

Site 66 Bolestyle rd, Kirkmichael		See site 42
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Site 67 Mosshill	1.65ha	Comment
Landscape/ settlement	Landscaped area for largescale industrial site (now mostly unused, but with industrial premises located to the west). Prominent ridgeline location
Transport, access & servicing	TA likely required. Investigations into infrastructure service requirements would be necessary. Nos services or facilities within walking distance but site on bus route.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to industrial area.
Open space and green network	Semi-rural location but poor GN links, no pavement
General observation	Remote site from services and facilities. Prominent ridgeline, isolated within industrial complex.
Initial Recommendation	Not recommended for further consideration as residential land allocation in LDP2

Site 68: Commercial : Shaw Farm Industrial estate : see separate assessment

Site 69 Brewlands, Symington	5.26ha	Comment
Landscape/ settlement	Extremely large site on periphery of village. Site located both sides of Brewlands Road and in agricultural use. Visibility from A77 and prominent from Brewlands on approach from the north. Rising ground. Localised ridge. No present defensible north/eastern boundary
Transport, access & servicing	Significant local road network constraints. TA likely necessary. Likely Community Council opposition. Capacity of education and other services potentially problematic. Village has a good range of services and facilities within walking distance. WoSWater drainage capacity issue?
Flood Risk	Surface water flood risk area on SEPA map, in south western part of site.
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	Potentially good links possible
General observation	Largescale site with no clearly defined north easterly boundary. Sensitive landscape. Sensitive landscape. Traffic and possible education and drainage issues. Possible links to Symington Rd north (CFS 04 and CFS15).

		Strong developer interest in the village. Potentially part of village strategy.
Initial Recommendation	.....	Not recommended for further consideration as part of settlement strategy

Site 70 School Rd, Minishant	4.5ha	Comment
Landscape/ settlement	Large agricultural site over a number of fields with established hedgerow boundaries. Situated to the west of village on steeply rising land. Prominent from minor roads. LDP1 allocation.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	Limited local links possible
General observation	Site allocated. No progress on site. Effectiveness may be questionable.
Initial Recommendation	Recommend retain allocation but need to assess effectiveness.

Site 71 knockbreck Rd Straiton	0.66ha	Comment
Landscape/ settlement	Small site on eastern edge of village. Visually contained by existing village development and mature hedgerow/trees. LDP1 allocation
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	Limited local links possible
General observation	Site allocated. No progress on site. Effectiveness may be questionable.

Initial Recommendation	Recommend retain allocation but need to assess effectiveness.
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Site 72 Westport, Tarbolton	5.1ha	Comment
Landscape/ settlement	Large site on edge of village in agricultural use. Land rises north to south and is contained by existing mature hedgerow. LDP1 allocation
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance. Site close to bus route.
Flood Risk	Considered in LDP1 allocation
Agricultural land quality	"
Natural Env constraints	"
Built Env constraints	"
air	"
climatic	"
Material assets	"
Noise	"
Open space and green network	Limited local links possible
General observation	Site allocated. No progress on site. Existing Tarbolton site development stalled. Effectiveness may be questionable.
Initial Recommendation	Recommend retain allocation but need to assess effectiveness.

Site 73 east of Dundonald	8.9ha	Comment
Landscape/ settlement	Large site adjacent, and to east of LDP1 allocation. Presently in agricultural use and comprises a number of fields separate by mature hedgerows.
Transport, access & servicing	TA likely required. Possible drainage issue. Investigations into infrastructure service requirements would be necessary. Village has a range of services and facilities within walking distance. Site close to bus route.
Flood Risk	Large part of site covered by SEPA surface flood risk map.
Agricultural land quality	
Natural Env constraints	
Built Env constraints	Lauriston Farm to south of site C listed.
air	
climatic	
Material assets	
Noise	
Open space and green network	Potential local links
General observation	Large adjacent site allocated in LDP1. No progress on that site. Effectiveness may be questionable. Significant part of both sites included in SEPA surface floor risk mapping. Part of site (north field) may facilitate LDP1

		site progress
Initial Recommendation	.....	Recommended for further consideration as land allocation in LDP2.

Site 74: Palmer Mount: Commercial: See separate assessment

Site 75 Helentongate, Bogend Toll	1.14ha	Comment
Landscape/ settlement	A77 frontage site adjacent to recently constructed road overbridge. Potentially ribbon development, but between rather than extending existing development patterns. Not a settlement.
Transport, access & servicing	Separate from services but good road transport links. Investigations into infrastructure service requirements would be necessary. No local services or facilities.
Flood Risk	
Agricultural land quality	
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Adjacent to A77. Some mitigation may be required
Open space and green network	Not well connected
General observation	Rural location, not a settlement. Sizeable rural development.
Initial Recommendation	Not recommended for further consideration as a site identified in LDP2 but consider designation of Bogend as part of settlement strategy.

Site 76 Western Brae, Annbank	8.95ha	Comment
Landscape/ settlement	Large site on northern side of village. Prominent locally on approach, steeply rising agricultural land from B742, but falling to a valley to the west. Within currently designated greenbelt
Transport, access & servicing	Access point not defined. TA likely necessary. Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	
Agricultural land quality	3.1
Natural Env constraints	Wildlife site to south west at Auchincruive.
Built Env constraints	Treebelt to south forms part of Auchincruive designed landscape. Archaeological trigger to north of B742

air	.....
climatic	.....
Material assets	.....	Some coal referral areas within site.
Noise	.....
Open space and green network	.....	Potential strong wider network connections
General observation	.....	Very large site proportionately to village. Existing village LDP allocation not progressed. Effectiveness may be questionable.
Initial Recommendation	.....	Nor recommended for further consideration as a site identified in LDP2.

Site 77 East Mossblown	8.76ha	Comment
Landscape/ settlement	Large but difficult to access site comprising a number of agricultural fields, situated within crook of village at confluence of railway tracks. Site not readily visible from any main transport route or vantage point.
Transport, access & servicing	New access likely to require railway crossing. Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	Small areas of surface flood risk shown on the SEPA surface flood risk map.
Agricultural land quality	3.1
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	Noise assessment likely due to proximity of mineral railway line
Open space and green network	Linite local connections possible
General observation	Large site adjacent to village but separated by railways. Costs of connecting to village likely to be prohibitively expensive and only partially successful in connectivity. Effectiveness questionable.
Initial Recommendation	Not recommended for further consideration as a site identified for residential development in LDP2.

Site 78 Sandyford Rd Mossblown	2.38ha	Comment
Landscape/ settlement	Prominent site in agricultural use on western approach to village from minor (Sandyford) road. Locally higher than existing village edge. Strong existing urban boundary.
Transport, access & servicing	Investigations into infrastructure service requirements would be necessary. Local services and facilities within walking distance. Site close to bus route.
Flood Risk	Small areas on periphery included in SEPA surface flood risk map.
Agricultural land quality	3.1
Natural Env constraints	
Built Env constraints	
air	
climatic	
Material assets	
Noise	
Open space and green network	No obvious connections
General observation	Existing village boundary strongly defined but potential for place-making layout and design. Drumley House (redevelopment site) within village not progressed. Effectiveness may be questioned.
Initial Recommendation	Not recommended for further consideration as a site identified in LDP2.

Site 79 Central Avenue, Troon		Comment : Site Withdrawn
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Site 80 Kincaidston Drive, Ayr		Comment : Site Withdrawn
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Commercial submissions:

Site 26 Fullarton Rd Loans. Golf Academy		Comment
Landscape/ settlement	.....	Large, open site to the west of Loans B746 joining loans with Troon. Presently greenbelt.
Transport, access & servicing	.....	Investigations into infrastructure service requirements would be necessary.
Flood Risk	.....	Western half included in SEPA surface flood risk mapping
Agricultural land quality	.....	2
Natural Env constraints	.....	Immediately north of wildlife site and ancient woodland
Built Env constraints	.....
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....
General observation	.....	Recreational use of the greenbelt may be acceptable, but additional information would be required on built infrastructure and implications for strategic gap between Loans and Troon.
Initial Recommendation	.....	Not recommended for allocation in LDP2 for commercial leisure development but potential consideration as recreational use in Greenbelt location.

Site 28 Bridgemill, Girvan		Comment
Landscape/ settlement	.....	Large site to east of A77 at bridgefield, north of B734 at Girvan. Divorced from town but opposite recently constructed community hospital. Prominent on approach to / leaving town
Transport, access & servicing	.....	Investigations into infrastructure service requirements would be necessary.
Flood Risk	.....	North eastern part of site covered by SEPA river flood risk map.
Agricultural land quality	.....	2
Natural Env constraints	.....
Built Env constraints	.....	Site covered by archaeological consultation areas
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Not well connected
General observation	.....	Seeking class 4, 5, 6, 8, 10 and 11 plus drive through fast food. Highly prominent. Commercial development contrary to the Town centre first principles.
Initial Recommendation	.....	Not recommended for allocation in LDP2

Site 38 Shields Farm, Prestwick		Comment
Landscape/ settlement	.....	Very large site to east of airport and extending (in part) to the east of the A77. Site comprises a number of agricultural fields. Very prominent on periphery of airport.
Transport, access & servicing	.....	Investigations into infrastructure service requirements would be necessary. Airport runway safety zone passes through the site. high pressure gas mains runs along southern perimeter of site.
Flood Risk	.....	Some river flood risk identified on the SEPA Maps in the southern part of the site
Agricultural land quality	.....	2
Natural Env constraints	.....	Much of the site is a designated wildlife site
Built Env constraints	.....	Archaeological consultation triggers on the extreme southern and northern periphery of the site
air	.....
climatic	.....
Material assets	.....
Noise	.....	Airport runway flight path
Open space and green network	.....	Local links possible
General observation	.....	Suggested allocation for freight, storage and distribution, commercial and business, aerospace and space sectors.
Initial Recommendation	.....	Recommend further consideration as part of airport masterplan.

Site 45 Braston, Ayr Commercial leisure and Community facility		comment
Landscape/ settlement	.....	Very large, prominent site from A77 comprising a number of agricultural fields with established hedgerow boundaries throughout.. Land rises gently to the east, from major road interchange junction. Adjacent to SEA urban expansion area
Transport, access & servicing	.....	High pressure gas main pipes run along western side of site. Road capacity issues. Might be possible to contribute to infrastructure improvements? Investigations into infrastructure service requirements would be necessary.
Flood Risk	.....
Agricultural land quality	.....
Natural Env constraints	.....
Built Env constraints	.....
air	.....
climatic	.....
Material assets	.....
Noise	.....

Open space and green network	.....	Poor connections to Ayr and SEA urban expansion area. Difficult to rectify.
General observation	.....	Potentially detrimental to progressing development strategy for SEA. Inappropriate concentration of residential release.
Initial Recommendation	.....	Not recommended for further consideration as a residential, leisure or commercial allocation in LDP2.

Site 50 Holmston, Ayr		comment
Landscape/ settlement	.....	Substantial, extremely prominent site at Junction of A70/A77. Rising land towards south and east. Part located within current greenbelt.
Transport, access & servicing	.....	Substantial improvements to local and trunk road network likely necessary. Separated from Ayr by A77 trunk road. Investigations into infrastructure service requirements would be necessary.
Flood Risk	.....
Agricultural land quality	.....
Natural Env constraints	.....
Built Env constraints	.....	Archaeological triggers to north east of Holmston roundabout.
air	.....
climatic	.....
Material assets	.....
Noise	.....
Open space and green network	.....	Poor connections to Ayr.
General observation	.....	Extremely prominent site. Mixed use development of scale and type comparable to SEA. Potentially detrimental to progressing development strategy for SEA. Site boundary as suggested is not easily defensible. Likely significant infrastructure implications. Contrary to town centre first principles for commercial development.
Initial Recommendation	.....	Not recommended for further consideration as an allocation in LDP2.

Site 52 Station Rd Ayr Station carpark		Comment
Landscape/ settlement	.....	Narrow, brownfield site adjacent to Station road and existing railway. Planning permission for car park 09/01159/APP now lapsed.
Transport, access & servicing	.....	Considered as part of planning application
Flood Risk	.....	"
Agricultural land quality	.....	"
Natural Env constraints	.....	"
Built Env constraints	.....	"
air	.....	"
climatic	.....	"
Material assets	.....	"
Noise	.....	"
Open space and green network	.....	Urban brownfield. No obvious local links.
General observation	.....	Site identified in existing LDP for transport infrastructure. Planning application was considered on that basis.
Initial Recommendation	.....	Recommended that allocation remain as LDP1.

Site 68 Site B Shawfarm Industrial Estate, Prestwick Class 4 and Commercial Leisure		Comment
Landscape/ settlement	.....	Very large industrial building with associated parking and service area located within established industrial area.
Transport, access & servicing	.....	Established Industrial Estate.
Flood Risk	.....	"
Agricultural land quality	.....	"
Natural Env constraints	.....	"
Built Env constraints	.....	"
air	.....	"
climatic	.....	"
Material assets	.....	"
Noise	.....	"
Open space and green network	.....	No obvious local connections.
General observation	.....	Large Scale industrial building with consent for class 5 and Class 6 with ancillary offices. Site poorly located for commercial assembly and leisure uses.
Initial Recommendation	.....	Not recommended for specific allocation in LDP2 but consideration for wider range of uses at Shawfarm Road might be appropriate, including airport related business as part of airport masterplan review.

Site 65 main Street Monkton. Ayr		Comment See site 65
Initial Recommendation	.....	Recommend further consideration as part of settlement strategy and airport masterplan.

Site 74 Palmer Mount, Dundonald. Industrial, business, commercial.		Comment
Landscape/ settlement	.....	Agricultural field to the west of existing industrial estate. Some residential to the south and west. North of A759 and village.
Transport, access & servicing	.....	Investigations into infrastructure service requirements would be necessary.
Flood Risk	.....
Agricultural land quality	.....	3.1
Natural Env constraints	.....
Built Env constraints	.....
air	.....
climatic	.....
Material assets	.....
Noise	.....	Residential properties in close proximity.
Open space and green network	.....	No obvious local links
General observation	.....	No evidence of demand provided at this time. Located directly adjacent to an existing, established industrial area. Existing policy framework allows a flexible approach to consideration of rural business/industrial development.
Initial Recommendation	.....	No recommended for specific allocation in LDP2

Initial assessment concluded outcome

	Address	Cap.	Brief Comment
01	Old Toll Nursery, Ayr		Rural site not appropriate to designate
02	Carrington, Old Toll, Ayr		Rural site not appropriate to designate
03	Abbothill, Ayr		Poor urban form, conflict with SEA strategy
04	Symington Rd North, Symington		Brownfield adjacent to settlement
05	Greenacres, Symington		Potential as part of settlement review and road links
06	Kennoch House, St Quivox		Sensitive built heritage and landscape
07	Neptune Works, Ayr		Already within residential zoning
08	Helentongate, Symington		Rural site not appropriate to designate
09	East Sanquhar Steading, Prestwick		Rural site not appropriate to designate
10	Kevoc Cottages, St Quivox		Rural site not appropriate to designate
11	Findlayson, Coylton		Surplus of more appropriate sites in village
12	Queen's Drive, Barassie		Potential subject to OS improvements. Cumulative issues to consider.
13	Corsehill Farm, Coylton		Surplus of more appropriate sites in village
14	Aldersyde Avenue, Troon		Potential subject to OS improvements. Cumulative issues to consider
15	Symington Mount, Symington		Landscape and environmentally sensitive
16	Spey Road, Troon		Potential subject to OS improvements
17	Buchanan Road, Troon		Part site potential subject to OS improvements. Cumulative issues to consider
18	Afton Avenue, Prestwick		Part site potential subject to OS improvements
19	Dunlop Crescent, Ayr		Potential subject to OS improvements. Cumulative issues to consider
21	Harebell Place, Ayr		No further capacity for development
22	Dalmilling Primary School, Ayr		Part site potential subject to OS improvements. Cumulative issues to consider.
23	Craigie park, Ayr		Part site potential subject to OS improvements. Cumulative issues to consider.
24	Darley Golf Course (part), Troon		Part site potential subject to OS improvements. Cumulative issues to consider.
25	Fullarton Road 1, Loans		Environmentally and culturally sensitive
26	Fullarton Road 2, Loans (Commercial)		
27	Fullarton Road 3, Loans		Poor urban form, sensitive landscape
28	Bridgefield, Girvan (commercial)		
29	Burton Farm, Ayr		Sensitive landscape, poor urban form
30	Coalpots Road, Girvan		Retain existing LDP1 greenfield allocation
31	Langlands Field, Tarbolton.		Potential for place-making agenda
32	Western Avenue, Annbank		Potential place-making agenda
33	Hannah, St Quivox		Sensitive landscape, poor urban form
34	Mount Hamilton, St Quivox		Sensitive built heritage and landscape
35	Hannah Refectory, St Quivox		Not appropriate to designate
36	Fisherton (commercial rented)		Sensitive landscape, poor urban form.
37	Kennedy Drive, Dunure		No present alternative site in Village
38	Shields Farm, Prestwick (commercial)		

39	Symington Road South, Symington		Potential as part of settlement review and road links
40	Manse Road, Coylton		Surplus of more appropriate sites in village
41	Peebles Street, Ayr		Already within residential zoning
42	Bolestyle Road, Kirkmichael		Retain existing LDP1 Greenfield allocation
43	Garden Street, Tarbolton		Sensitive built and cultural heritage and landscape
44	Corsehill, Coylton		Surplus of more appropriate sites in village
45	Braston, Ayr		Poor urban form, conflict with SEA strategy
46	Kilmarnock Road, Monkton		Potential as part of settlement/airport strategy
47	Main Street, Monkton		Likely residential amenity issue
48	East of Dundonald		Retain existing LDP1 greenfield allocation
49	Monktonhill Road, troon		Poor urban form, sensitive landscape
50	Holmston, Ayr		Poor urban form, conflict with SEA strategy
51	Ayr Road, Fisherton		Retain existing LDP1 greenfield allocation
52	Station Road, Ayr (commercial)		
53	Brocklehill Avenue, Annbank		Retain existing LDP1 greenfield allocation
54	Old Loans Road, Loans		Part of site potential, sensitive landscape
55	Nether Auchendrane, Ayr		Environmentally sensitive, poor urban form.
56	Burton farm 2, Ayr		Sensitive landscape, poor urban form
57	Daisybank, Tarbolton		Already within residential zoning
58	Redbrae, maybole		Already within residential zoning
59	Kilmarnock Road, Monkton		Potential as part of settlement/airport strategy
60	Croft Street, Tarbolton		Already within residential zoning. Site started
61	Murdoch's Lone, Ayr		Sensitive landscape and cultural heritage
62	Laurelbank, maybole		Already within residential zoning
63	Tarbolton Road, Monkton		Potential as part of settlement/airport strategy
64	Longhill Avenue, Ayr		Sensitive built and cultural heritage, poor urban form
65	Main Street, Monkton		Potential as part of settlement/airport strategy
66	Bolestyle Road, Kirkmichael (resub.)		Retain existing LDP1 greenfield allocation.
67	Mosshill, Ayr		Poor urban form, conflict with SEA strategy
68	Shawfarm, Prestwick (commercial)		
69	Brewlands, Symington		Sensitive landscape.
70	School Road, Minishant		Retain existing LDP1 greenfield allocation
71	Knockbreck Road, Straiton		Retain existing LDP1 greenfield allocation
72	Westport, Tarbolton		Retain existing LDP1 greenfield allocation
73	East of Dundonald 2, Dundonald		Part site potential to facilitate LDP1 allocation
74	Palmer Mt, Dundonald (commercial)		
75	Helentongate, Bogend, Symington		Rural site not appropriate to designate
76	Western Brae, Annbank		Sensitive landscape, poor urban form
77	East of Mossblown, Mossblown		Poor urban form
78	Sandyford Road, Mossblown		Sensitive landscape, poor urban form