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Settlement and Rural Area Development Opportunities

1. Settlement and Rural Area Development Opportunities

1.1 The Local Plan area is predominantly rural in nature and covers an area of 1,268km² with a population of some 120,310 in 2001. Stretching some 70km from north to south, the area contains a wide and diverse range of landscapes ranging from good quality enclosed agricultural dairy lands, through large areas of open moorland and forestry plantations, to the remote wilderness areas of the Southern Uplands.

1.2 Strategically located in the northern part of the area, Kilmarnock is the largest town in the area with a population of some 43,588 in 2001. Cumnock is the second largest town in the area with a population of some 9,358 and is also an important settlement in strategic terms as regards both its size and location. There are nine other main centres of population in the area with over 3,000 residents, a further eight settlements have populations of between 1,000 and 3,000 persons and sixteen settlements have populations between 100 and 1,000. In addition, there are numerous small groups of houses and individual houses scattered throughout the rural area.

1.3 Most settlements within East Ayrshire have experienced various degrees of population decline since 1981, including the main settlements of Kilmarnock and Cumnock. There is now evidence, however, of population stabilisation and limited growth in some areas and some communities are experiencing increasing development pressure.

1.4 The economy of East Ayrshire has been based, historically, on the textile, heavy engineering, food and drink and coal industries. The decline in these traditional industries has led to high levels of especially long term, unemployment in certain areas and has left many of the towns and villages in the area with a legacy of urban and rural dereliction and a degraded urban fabric. These factors notwithstanding, the towns and villages in the area and the surrounding countryside remain, on the whole, attractive and have considerable potential for inward investment and future development. Effective communication links are seen as being an essential pre-requisite for the future economic prosperity of East Ayrshire and there is considerable scope for improvements to be made to both the strategic road and rail networks.

1.5 Local plan maps have been produced for all of the settlements within East Ayrshire comprising 15 or more houses and a local plan map has also been produced relating specifically to the rural area. The local plan maps:

- identify those housing, industrial and other sites which are considered to provide opportunities for appropriate new development to the year 2017;
- identify those areas which are specifically safeguarded for specific existing uses; and
- indicate those specific local plan policies and proposals which relate to any one particular area.

1.6 In those settlements defined as strategic expansion locations in the Ayrshire Joint Structure Plan, a broad indication is also provided on the local plan maps pertaining to the particular settlements concerned, as to the broad direction of possible growth of the community beyond the local plan period, between 2017 and 2025.

1.7 Each local plan map is also accompanied by a supporting written statement which gives:

- a brief settlement description;
- a synopsis of the particular local issues to be addressed;
- details of the uses considered appropriate to each development opportunity site identified, together with information regarding the size of site, its indicative or specific capacity and other site specific considerations; and
- an indication of the various community / environmental projects to which any developer contributions will be directed.

1.8 The Development Opportunity Sites identified on the local plan maps have all been given unique reference numbers which are cross-referenced to the written statements supporting each map e.g. 017H, 102B, 125M. The letter “H” represents a housing development opportunity site, “B” a business or industrial development opportunity site and “M” a miscellaneous or other development opportunity site.

1.9 The policies indicated on the Local Plan maps are prefixed by the following letters, representing the topic to which the policy refers, i.e.:

- IND Business and Industry;
- TOUR Tourism;
- M Minerals;
- RES Housing;
- RTC Retailing & Town Centre Activities;
- CS Community & Service Infrastructure;
- WM Waste Management;
- T Transport;
- ENV Environment.

1.10 While all attempts have been made to indicate all relevant policy areas on the local plan maps, it has not been possible, in the interests of clarity, to indicate the following on the local plan rural area map:

- those areas of land comprising prime quality and good quality agricultural land; and
- non-statutory nature conservation sites such as Provisional Wildlife Sites.

1.11 Both of these categories of land are given a degree of protection by local plan policy and these particular areas, together with the policies which relate to them, are shown on separate policy maps as appendices to the plan.
Auchinleck

Auchinleck had a population of 3,512 in 2001 and consists of a long main street comprising the oldest part of the town, together with a large public sector housing scheme located to the north and east. The settlement is identified, jointly with Cumnock, as a Service Centre in the Ayrshire Joint Structure Plan and this designation is also reflected in the local plan. The town is, consequently, recognised as a focus for future development to serve the needs of more localised communities and to maintain and broaden the economic base of the area. In addition, the Structure Plan recognises the Cumnock / Auchinleck area as a Strategic Expansion Location for larger scale residential development, both during the period of the local plan to 2017 and in the longer term to 2025. It is anticipated that sites for additional houses will be required to help meet strategic expansion requirements for the Cumnock / Auchinleck area for the period 2017 to 2025, over and above the strategic requirement already identified in the plan, and the broad scale and direction of this expansion, insofar as Auchinleck is concerned, is indicated on the Auchinleck Local Plan Map.

The settlement is well provided with a range of local shops, including a Tesco supermarket which serves both Auchinleck and its associated catchment area. The town also contains a wide range of community and other facilities to meet local needs, including a secondary school with Sports Hall, Swimming Pool and Sports Pitches, two primary schools, a Community Centre with its associated Multi Use Games Area (MUGA) and library, a Health Centre and an indoor bowling stadium. Outdoor public sporting, leisure and recreational facilities comprise the Merlin Park with its associated playing fields and sports pitches. In terms of industrial development, the Highhouse and Barony Settlement and Rural Area Development Opportunities for further development and a new industrial site has been identified at Templeton Roundabout.

The whole of the settlement of Auchinleck has been identified as an area for priority treatment under the Restoring Communities Programme which is being progressed in conjunction with the East Ayrshire Community Planning and Partnership Unit. Auchinleck Main Street is recognised as being in particular need of improvement and revitalisation and work is currently underway to address existing problems of dereliction and decay in the area. The Main Street Property Improvement Scheme and the Council’s Revolving Demolition Fund are complementary schemes which are also being employed to help accelerate regeneration within the town’s central core. In addition, an Auchinleck Community Environmental Improvement Action Plan has been prepared in conjunction with the local community and a number of other environmental improvement schemes identified in the plan are currently being implemented throughout the town. A number of priority projects have been identified which will be implemented as resources become available.

Auchinleck is, in general, adequately supplied in terms of leisure facilities for all ages and abilities proportionate to its size and proximity to other settlements. However the area would benefit from the upgrading and improvement of existing school sports and leisure facilities to make them more accessible and appropriate for additional community use. This is considered to be an appropriate project to which developer contributions should be directed and, consequently, it is intended that developer contributions should be used to fund this particular initiative. Because of the proximity of Auchinleck to Cumnock and the use of Cumnock town centre by Auchinleck residents, it is also considered appropriate for a proportion of developer contributions raised by Auchinleck residential developments to be directed towards the regeneration of Cumnock town centre itself.
Auchinleck Proposals
PROP31
The Council will co-ordinate and facilitate an Environmental Improvement Action Plan for Auchinleck, the settlement having been identified as a priority community in the Regeneration Outcome Agreement of the Council's Community Plan. Specific, individual improvement projects will continue to be implemented following full community consultation and engagement, as resources allow.

PROP32
The Council will extend Auchinleck Cemetery as shown on the Auchinleck Local Plan Map.

Auchinleck Development Opportunities

Auchinleck 1
Residential development of the following sites will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>003H</td>
<td>Barbieston Rd</td>
<td>6</td>
<td>0.55</td>
</tr>
<tr>
<td>004H</td>
<td>Park Road</td>
<td>8</td>
<td>0.28</td>
</tr>
<tr>
<td>221H</td>
<td>Main Street</td>
<td>55</td>
<td>1.67</td>
</tr>
<tr>
<td>242H</td>
<td>Dalshalloch Wood</td>
<td>See Note (i)</td>
<td>86</td>
</tr>
<tr>
<td>243H</td>
<td>Hillside Cres</td>
<td>See Note (ii)</td>
<td>80</td>
</tr>
</tbody>
</table>

Note:
(i) The Council will require, through an appropriate Section 75 Agreement, that any developer of Site 242H (Barbieston Rd) in lieu of providing a dedicated area of open space within the development, makes an appropriate financial contribution to the Council to fund the upgrading of facilities within the adjacent Merlin Park area.
(ii) The Council will require any developer of site 243H (Hillside Cres) to submit a Transport Assessment in respect of any detailed development proposals for the site, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

Auchinleck 2
The Council will safeguard the following sites for industrial use and as preferred areas to which new industrial and business development will be directed:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>006B</td>
<td>Templeton Roundabout</td>
<td>6.18</td>
</tr>
<tr>
<td>007B</td>
<td>Barony Road/Highhouse Industrial Estates</td>
<td>6.57</td>
</tr>
</tbody>
</table>

Auchinleck 3
The Council will encourage and support the development and implementation of One-Stop Shops at the following sites to provide a base for services and facilities serving the whole of the former coalfield area:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>074H</td>
<td>Mill Road</td>
<td>0.52</td>
</tr>
</tbody>
</table>

In addition to the proposal numbers indicated in the Key Panel, proposals PROP16 & PROP31 refer specifically to the whole of the settlement.
**Bellsbank**

The settlement of Bellsbank, population 1,619 in 2001, comprises a large post-war public housing scheme which commands fine panoramic views of the surrounding countryside. There has been little demand for new private housing within the settlement in recent years and the area contains large tracts of brownfield land, created by housing demolitions, which have the potential for redevelopment or environmental improvement.

The local community is served by a small local centre containing a limited number of shops and a health centre located within the village. Outdoor recreational facilities comprise a Multi Use Games Area (MUGA), two play parks and a well-used and popular Adventure Playground.

The whole of Bellsbank has been identified as an area for priority treatment and a Community Environmental Improvement Action Plan (CEIAP) for the settlement has been prepared by the Council following a period of community consultation. An initial project, carried out under the plan comprises access improvements that have been carried out to Bellsbank Community Wing. A list of other priority projects has been identified and these projects will be implemented as resources become available.

Bellsbank is, in general, adequately supplied in terms of leisure facilities for all ages and abilities proportionate to its size and proximity to other settlements.

**Bellsbank Proposals**

PROP33

The proposal (PROP33) to coordinate and facilitate an Environmental Improvement Action Plan for Bellsbank, the settlement having been identified as a priority community in the Regeneration Outcome Agreement of the Council’s Community Plan. Specific individual improvement projects will continue to be implemented following full community consultation and engagement, as resources allow.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>245H</td>
<td>Bellsbank</td>
<td>20</td>
<td>2.76</td>
</tr>
</tbody>
</table>

**Note**

(i) No further piecemeal development will be permitted in the proposed development site and an overall master plan will require to be submitted to the Council for consideration and approval prior to any further development taking place.

---

**Burnside**

The settlement of Burnside, with a population of 20 in 2001, is located 3 km south of New Cumnock on the southern side of the B741 New Cumnock / Dalmellington Road. Most of the 93 properties originally located within the area have been demolished, and only a handful of these properties now remain on site. Demolition has left the area in a generally poor environmental condition. However, in recent years there has been a steady demand for new residential development in the area and a number of new houses have been constructed. The area is considered to have potential for further infill residential development and has been identified as a Housing Development Opportunity site in the local plan.

**Burnside 1**

Residential development of the following site will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>245H</td>
<td>Burnside</td>
<td>20</td>
<td>2.76</td>
</tr>
</tbody>
</table>

**Note**

(i) No further piecemeal development will be permitted in the proposed development site and an overall master plan will require to be submitted to the Council for consideration and approval prior to any further development taking place.
A Community Environmental Improvement Action Plan (CEIAP) for the settlement has been prepared by the Council following a period of community consultation. Work already carried out under this plan comprise lighting and fencing improvements, along with the erection of finger signposts, at Institute Avenue and footpath upgrades between the village and the Shawwood housing estate. A list of other priority projects has been identified and these projects will be implemented as resources become available. Improvement works to the River Ayr Walkway have recently been carried out in the village by the East Ayrshire Countryside Services and emergency works have also been carried out on Catrine weir.

East Ayrshire Council, in partnership with the Catrine Community Trust, is currently progressing the Catrine Environmental Heritage Project with the aim of restoring the Catrine weir and voes system, implementing a town scheme and conservation management plan for the area and carrying out other identified restoration, development and interpretation projects.

It is recognised that the junction of the B713 road linking Catrine and Sorn and the B705 road to Auchinleck is in need of upgrading and realignment. The Council will investigate the options for providing a new upgraded junction at this location as a matter of priority. It is also recognised that the needs of the community, in so far as leisure activities are concerned, are likely to change in the future and that there is a need to bring additional facilities and resources into the area. The most pressing priority is for the refurbishment of the sports pavilion in the community and it is intended that developer contributions will be specifically directed towards funding this particular initiative. Because of the proximity of Catrine to Cumnock and the use of Cumnock town centre by Catrine residents, it is also considered appropriate for a proportion of developer contributions raised by Catrine residential developments to be directed towards the regeneration of Cumnock town centre itself.

**Catrine Development Opportunities**

### Catrine1

Residential development of the following sites will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i)</td>
<td>011H John Street</td>
<td>18</td>
<td>0.90</td>
</tr>
<tr>
<td>(ii)</td>
<td>247H Shawwood Farm</td>
<td>80</td>
<td>3.53</td>
</tr>
<tr>
<td></td>
<td><strong>Note (i)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii)</td>
<td>248H Bridge Street</td>
<td>9</td>
<td>0.07</td>
</tr>
<tr>
<td>(iv)</td>
<td>249H Newton St</td>
<td>37</td>
<td>0.72</td>
</tr>
<tr>
<td>(v)</td>
<td>250H Newton Terrace</td>
<td>15</td>
<td>0.50</td>
</tr>
<tr>
<td>(vi)</td>
<td>251H Mill Street See Note (ii)</td>
<td>8</td>
<td>0.14</td>
</tr>
</tbody>
</table>

**Key** * New Greenfield Release
Catrine 4
The Council will encourage and support the redevelopment of the following site for appropriate Class 4 business and industrial, leisure and recreational or community care residential uses:

Site Ref Location Area (ha)
01 Station Site 1.54

Catrine Proposals

Prop 34
The Council will, in partnership with the Catrine Community Trust, develop and implement a Catrine Environmental Heritage Project based on the regeneration of Catrine Walk and View. This will include the development and implementation of a Conservation Area Regeneration Scheme (CARS) for the Catrine Conservation Area.

Prop 35
The Council will co-ordinate and facilitate an Environmental Improvement Action Plan for Catrine, the settlement having been identified as a priority community in the Regionalisation Outcome Agreement of the Council’s Community Plan. Specific individual improvement projects will continue to be implemented following full community consultation and engagement, as resources allow.

Prop 36
The Council will investigate the possibility of extending Catrine Cemetery as shown on the Catrine Local Plan Map.

Prop 37
The Council will investigate the options for upgrading the junction of the B713 road linking Catrine and Sorn and the B705 west to Ayr/KA71 as a matter of priority.

Note:
(i) Site 254B is at flood risk from the ‘200 year’ flood event based upon the Indicative River and Coastal Flood Map (Scotland). Management of flood risk regarding the site require careful consideration and a detailed Flood Risk Assessment will be required to demonstrate that any new development proposals in the area comply with SPP 17: Planning and Flooding.

(ii) Site 254B, is a flood risk from the ‘100 year’ flood event (based on the Indicative River and Coastal Flood Map (Scotland)). Management of flood risk regarding the site require careful consideration and a detailed Flood Risk Assessment will be required to demonstrate that any new development proposals in the area comply with SPP 17: Planning and Flooding.

Site Ref Location Area (ha)
254B Catrine Bonded Warehouse Site 0.18

In addition to the proposal numbers indicated in the Key Panel, proposals PROP34 & PROP35 refer specifically to the whole of the settlement.
**Coalhall**

The settlement of Coalhall, population 81, is essentially residential in nature but also contains a commercial bus garage and a public house. No further residential expansion of the settlement is proposed and no immediate priorities have been identified for the provision of any new or improved sporting, leisure or cultural facilities in the community.

**Cronberry**

Cronberry, population 75, is a small linear settlement in an isolated rural location. Apart from a small play area which is now disused and abandoned, there are no community facilities within the settlement. Planning consent has recently been granted for four new detached dwellings to be constructed on the former play area site, to complement the existing dwellings in the community, and this area has been included in an expanded settlement boundary.

**Cronberry 1**

Residential development of the following site will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>255H</td>
<td>Riverside Gardens</td>
<td>4</td>
<td>0.33</td>
</tr>
</tbody>
</table>
Crookedholm

Crookedholm, population 761 in 2001, shares a common boundary with the settlement of Huntford on the River Irvine. The settlement is essentially residential in nature and there have been a number of housing completions on sites of four or more houses in the settlement over the past few years, including the recent development of a new greenfield housing site at Meadowside.

Crookedholm, with its proximity to Kilmarnock, is identified in the Ayrshire Joint Structure Plan as a local community with significant development opportunities commensurate with its size and is located within the Core Investment Area. The settlement is considered to have the potential to help meet the housing needs of the Kilmarnock area and two new greenfield sites of an appropriate size and scale have been identified for housing development purposes. Care has been taken, however, to ensure that the scale of future development is in keeping with the size, scale and character of the community.

The local community is served by a handful of local shops but there are no other formal community facilities in the settlement apart from a community hall, a local play park and a public playing field off Grougar Road. There is, however, a small commercial / business area in the village and a Council Roads Depot.

The northern part of the village has been identified by the Council as an area for priority integrated action and improvement.

Crookedholm is, in general, adequately supplied in terms of leisure activities for all ages and abilities proportionate to its size and proximity to other settlements. However the area would benefit from the refurbishment of the play park at Crookedholm Park This is considered to be an appropriate project to which developer contributions should be directed and, consequently, it is intended that developer contributions should be used to fund this particular initiative. Because of the proximity of Crookedholm to Kilmarnock and the use of Kilmarnock town centre by Crookedholm residents, it is also considered appropriate for a proportion of developer contributions raised by Crookedholm residential developments to be directed towards the regeneration of Kilmarnock town centre itself.

Crookedholm Development Opportunities

Residential development at the following sites will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) 256H* Grougar Road East See Notes (i) and (ii)</td>
<td>50</td>
<td>2.6</td>
<td></td>
</tr>
<tr>
<td>(ii) 361H* Main Road (South)</td>
<td>20</td>
<td>0.96</td>
<td></td>
</tr>
</tbody>
</table>

Key * New Greenfield Release

Note:

(i) The Council will require, through an appropriate Section 75 Agreement, for the eastern and northern boundaries of site 256H to be planted with trees to provide a soft urban edge to the development, for screening and amenity purposes and to ensure sensitive integration of the housing area with adjacent areas of countryside.

(ii) The Council will require any developer of site 256H to submit a Transport Assessment in respect of any detailed development proposal for the site, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.
Crosshouse

Crosshouse, with a population of 2,454 in 2001, is located approximately one kilometre to the west of Kilmarnock. Because of its proximity to Kilmarnock, Crosshouse is identified in the Ayrshire Joint Structure Plan as a local community with significant development opportunities, located within the Core Investment Area. The settlement is considered to have the potential to help meet the housing needs of the wider Kilmarnock area and sites at an appropriate size and scale have been identified for housing development purposes. These are currently being considered to determine whether they are suitable for residential development and, consequently, all of the land identified in the plan for housing purposes is greenfield in nature.

Historically, there has been little demand for new housing in the area, with an average of approximately 2 houses completions per annum. However, there has been a recent increase in completions, with 16 houses being constructed in 2005. Sufficient housing land has been identified in the plan to accommodate a level of residential development which reflects anticipated demand and is commensurate with the size, scale and character of the community.

In its assessment of potential greenfield housing sites, prime consideration has been given to preventing any unacceptable coalescence, in both physical and visual terms, of Crosshouse and the western edge of Kilmarnock. Sites have therefore been allocated on the western and northern parts of the settlement.

The settlement is provided with a range of local shops and also contains a number of basic community and other facilities, in both physical and visual terms, of Crosshouse and the western edge of Kilmarnock. Sites have therefore been allocated on the western and northern parts of the settlement.

Because of the proximity of Crosshouse to Kilmarnock and the use of Kilmarnock town centre by Crosshouse residents, it is considered appropriate for a proportion of developer contributions to be directed towards the regeneration of Kilmarnock town centre itself.

Crosshouse Development Opportunities

Crosshouse 1

Residential development at the following sites will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Irvine Rd (S)</td>
<td>1.96</td>
<td>10.54</td>
</tr>
<tr>
<td>10</td>
<td>Kilmaurs Rd (S)</td>
<td>8.01</td>
<td>125</td>
</tr>
</tbody>
</table>

Key: * New Greenfield Release

Note:

(i) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(ii) The Council will require any developer(s) of sites 220M and 221M to submit Transport Assessments for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(iii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

Note:

(i) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(ii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(iii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

Note:

(i) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(ii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(iii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

Note:

(i) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(ii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.

(iii) The Council will require any developer(s) of sites 257H and 258H to submit a Transport Assessment in respect of any detailed development proposals for the sites, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.
Cumnock (Including Netherthird, Skerrington & Craigens)

A higher density of development than originally proposed in the finalised local plan. It is envisaged that these units would be built over a period of 20-25 years, a period which extends significantly beyond the Settled and Rural Area Development Opportunities local plan period. However, given that the anticipated construction period of the site, it is considered that much of the anticipated demand for the site will be met by the planned housing growth. The Council is of the opinion that the Knockroon development will create a new residential area of the highest quality which will in future be held up as an example of successful place-making and that the development will act as a catalyst for the regeneration of the wider area including Cumnock Town Centre, the town as a whole and surrounding communities.

The main body of the town is well provided with shopping and community facilities serving both the local and wider community. However, the Glaisnock Shopping Precinct, which comprises the main shopping facilities for the town, requires comprehensive upgrading and improvement. The town also contains a secondary school, a special needs school, a library, the Baird Institute History Centre and Museum, a Multi Use Games Area, an NHS Community Hospital and a Health Centre. Outdoor public sporting, leisure and recreational facilities comprise the Woodroad Park, Townhead Park, Murray Park and the Broomfield Playing Fields and private facilities include an indoor swimming pool a bowling green and local junior’s football club and rugby club.

As stated above, sufficient housing land has been identified in the local plan to accommodate an appropriate level of residential development to 2017 which reflects anticipated demand and is commensurate with the designation of the town as a Service Centre and a strategic expansion location. Care has been taken, however, to ensure that future development is in keeping with the size, scale and character of the community. In this regard, potential developers of the strategic expansion locations identified in the plan will be required to prepare master plans for their proposed developments for consideration by the Council at an early stage in the development process.

The Knockroon Masterplan report published by the Prince’s Foundation for the Built Environment (PFBE) in February 2008 following an extensive Enquiry by Design Process, outlines the vision for this extension to Cumnock. A new neighbourhood is proposed which would incorporate housing of mixed types and sizes, local shops and workplaces for people wishing to start new businesses. Initial research by PFBE has indicated that the site can accommodate some 770 housing units based on

The strategic expansion site at 263H Auchinleck Road, Cumnock, also known as Knockroon, comprises an ambitious extension to Cumnock and is linked, through the Prince’s Foundation for the Built Environment (PFBE), to the restoration / improvement of Dumfries House and its potential to become a major tourism destination. The Knockroon Masterplan report published by the PFBE in February 2008 following an extensive Enquiry by Design Process, outlines the vision for this extension to Cumnock. A new neighbourhood is proposed which would incorporate housing of mixed types and sizes, local shops and workplaces for people wishing to start new businesses. Initial research by PFBE has indicated that the site can accommodate some 770 housing units based on
opportunity sites, as considered appropriate. These are also a number of vacant properties in the town which are capable of redevelopment and reuse. Cumnock contains some 41 listed buildings and the central area of the town is a designated Conservation Area. The town is considered an important centre for business and industrial development and there are operative industrial areas at the Cumnock Business Park, Glasnock Gien and Thistle Business Park (South) in the Netherthird / Skerrington area and at the Caponecace Industrial Estate and Thistle Business Park (North) in Cumnock. Although these areas contain a number of vacant premises, there is little available capacity remaining for new build development within these areas, although the Caponecace Industrial Estate has potential for further limited industrial expansion.

The by-pasing of Cumnock has brought relief to the town centre from north/south through traffic. The town would still benefit, however, from improvements to existing traffic circulatory and management systems, in order to help facilitate the smoother passage of, particularly, east/west traffic through the community and to relieve any increased pressure on those systems that may result from increased traffic movements generated by future planned residential developments in the town.

The Council has prepared, in conjunction with the local community, three separate Community Environmental Improvement Action Plans relating to Cumnock town centre, Cumnock (with the town centre) and the Netherthird / Skerrington / Caigans area. A number of environmental improvement projects, identified from a list of priority projects drawn up through a process of community consultation, will be implemented throughout the town, subject to availability of resources. Ambitious but realistic regeneration plans for Cumnock town centre have also been prepared through the Cumnock Town Centre Regeneration Project, aimed at increasing the vitality of the town centre and improving the environment of the area. The Cumnock Town Centre Regeneration Project consists of the following elements:

1. development of new office accommodation;
2. upgrading of the Glasnock Shopping Centre and the provision of a supermarket;
3. provision of additional car parking;
4. improved traffic management; and
5. public realm and streetscape improvements.

It is recognised that the needs of the community, in so far as leisure and community activities are concerned, are likely to change in the future and that this warrants a greater channelling of resources into the area. The most pressing priorities are to implement projects identified in the Cumnock Town Centre Renewal Strategy and to invest in new facilities in the Woodroad Park and it is intended that developer contributions will be specifically directed towards funding these particular initiatives.

**Cumnock Development Opportunities**

**Cumnock 1**

Residential development of the following sites will be supported by the Council:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) 015H Holmhead</td>
<td>61</td>
<td>6.11</td>
<td></td>
</tr>
<tr>
<td>(ii) 018H Barmulloch</td>
<td>48</td>
<td>1.91</td>
<td></td>
</tr>
<tr>
<td>(iii) 259H Penrossy Wynd (N)</td>
<td>5</td>
<td>0.22</td>
<td></td>
</tr>
<tr>
<td>(iv) 260H Greenholm Road See Note (vii)</td>
<td>19</td>
<td>0.26</td>
<td></td>
</tr>
<tr>
<td>(v) 261H Braemar Terrace</td>
<td>26</td>
<td>1.1</td>
<td></td>
</tr>
<tr>
<td>(vi) 262H Carro Road North</td>
<td>30</td>
<td>0.18</td>
<td></td>
</tr>
<tr>
<td>(vii) 263H Auchinleck Road See Notes (i), (iii), (iv), (v) and (vii)</td>
<td>330</td>
<td>19.67</td>
<td></td>
</tr>
<tr>
<td>(viii) 264H Rigge Road See Notes (i), (iii), (iv), (v) and (vii)</td>
<td>120</td>
<td>10.50</td>
<td></td>
</tr>
<tr>
<td>(a) 265H Penrossy Wynd (S)</td>
<td>4</td>
<td>0.23</td>
<td></td>
</tr>
<tr>
<td>(b) 266H Holmhead Road</td>
<td>9</td>
<td>0.20</td>
<td></td>
</tr>
<tr>
<td>(c) 267H Cairn Road South</td>
<td>18</td>
<td>0.64</td>
<td></td>
</tr>
<tr>
<td>(d) 268H Auchinleck Road</td>
<td>8</td>
<td>0.13</td>
<td></td>
</tr>
<tr>
<td>(e) 269H Rydeleaton Drive</td>
<td>13</td>
<td>0.27</td>
<td></td>
</tr>
</tbody>
</table>

**Key**

* New Greenfield Release
+ Sites identified for affordable housing purposes.

**Note:**

1. Of the 330 houses proposed for site 263H some 250 are programmed for development prior to 2017 with a further 80 houses programmed for completion between 2017 and 2025. The overall capacity of the site is some 770 houses and the remaining 440 houses are programmed to be developed post 2025.
2. Of the 120 houses proposed for site 264H some 100 are programmed for development prior to 2017 with 20 houses programmed for completion post 2017.
3. A broad strip of land within sites 263H and 264H, adjacent to and to the south of the Rigge Road, will require to be reserved for screening purposes and to ensure that the new developments proposed for the sites do not sit on or project above the skyline when viewed from Auchinleck or from other locations within Cumnock.
4. The existing areas of woodland located directly to the northwest and southwest of that portion of site 263H located to the west of Auchinleck Road will require to be safeguarded, managed and supplemented, as considered appropriate, as a buffer zone/screen for the development and as a recreational/amenity area for the enjoyment of local residents. An appropriate Section 75 Agreement will be sought with any potential developer of the site and all parties with a legal interest in the land, in this regard.

**Cumnock 2**

The Council will safeguard the following sites for continuing industrial use and as preferred areas to which new industrial and business development will be directed:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) 022B Caponecace Industrial Estate See Notes (i) and (ii)</td>
<td>22.89</td>
<td></td>
</tr>
<tr>
<td>(ii) 270B Cumnock Business Park / Glasnock Gien</td>
<td>9.19</td>
<td></td>
</tr>
<tr>
<td>(iii) 271B Ayr Road See Note (i)</td>
<td>7.42</td>
<td></td>
</tr>
</tbody>
</table>

**Note:**

1. Sites 022B and 271B are at flood risk from the ‘200 year’ flood event based upon the Indicative River and Coastal Flood Map (Scotland).
2. Management of flood risk regarding the site requires careful consideration and a detailed Flood Risk Assessment will be required to demonstrate that any new development proposals in the area comply with SPP Planning and Flooding.
3. The Council will develop a portion of site 022B for a new Civic Amenity Site serving both Cumnock and the other Cumnock Investment Corridor communities.

**Cumnock 3**

The Council will, through the Cumnock Town Centre Regeneration Project, encourage and support the comprehensive regeneration and redevelopment of the following areas for new office uses, a new supermarket and new/refurbished retail shop units, appropriate to its location within Cumnock town centre:

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) 024M Glasnock Street, Greenholm Road</td>
<td>4.33</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** Site 024M is at flood risk from the ‘200 year’ flood event based upon the Indicative River and Coastal Flood Map (Scotland).

Management of flood risk regarding the site requires careful consideration and a detailed Flood Risk Assessment will be required to demonstrate that any new development proposals in the area comply with SPP Planning and Flooding.
In addition to the proposal numbers indicated in the Key Panel, policy REC1 & REC2 refer specifically to the whole of the settlement.

Cumnock Proposals

Policy RTC2(ii), proposal PROP38 & recommendations REC11 & REC12 refer specifically to the whole of the settlement.

The Council will encourage and support the comprehensive regeneration of Cumnock Town Centre and will, in association with various partner agencies and as considered appropriate, implement a range of initiatives including the Cumnock Town Centre Regeneration Project, the proposed Cumnock Area Development Opportunities, and subject to such a transport intervention being justified through an appropriate STAG appraisal, Transport Scotland, First Rail and Network Rail are strongly urged to support and facilitate the establishment of a new rail halt and associated park and ride facilities at Cumnock.

Local communities are encouraged to facilitate the Environmental Improvement Action Plans already prepared for Cumnock, Cumnock Town Centre and Netherthird, Craigens and Skerrington, the settlements having been identified as priority communities in the Regeneration Outcome Agreement.
Dalmellington & Burnton

Dalmellington, population 1,047 in 2017, is the oldest settlement in the Doon Valley. The settlement is identified as a Service Centre in the Ayrshire Joint Structure Plan and this designation is also reflected in the local plan. The town is, consequently, recognised as a focus for future development to serve the needs of more localised communities within the Doon Valley and to maintain and broaden the economic base of the area.

Historically, there has been little demand for new housing in the area, with an average of only one house completion per annum over the last 7 years on sites of four or more houses. Sufficient housing land has been identified in the local plan to accommodate an appropriate level of residential development which reflects anticipated demand and is commensurate with the designation of the town as a Service Centre. Care has been taken, however, to ensure that the scale of future development is in keeping with the size, scale and character of the community.

The main body of the town is well provided with shopping and community facilities serving both the local and wider community. The town also contains a wide range of community and other facilities to meet local needs, including a secondary school and other key facilities comprising a running track and football field at Ayr Road and the King George V playing fields.

Dalmellington is, in general, adequately supplied in terms of leisure activities for all ages and abilities proportionate to its size and proximity to other settlements. However, the area would benefit from replacement of the existing sports pavilion and it is considered that improvements to the A713 would benefit all of the Doon Valley communities as a whole. It is intended that developer contributions will be specifically directed towards funding these particular initiatives.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Location</th>
<th>Capacity</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) 076H</td>
<td>Ayr Road (1) See Note (i)</td>
<td>21</td>
<td>0.96</td>
</tr>
<tr>
<td>(ii) 202H</td>
<td>Melling Terrace</td>
<td>6</td>
<td>0.24</td>
</tr>
<tr>
<td>(iii) 224H</td>
<td>The Glebe See Note (i)</td>
<td>29</td>
<td>1.71</td>
</tr>
<tr>
<td>(iv) 272H</td>
<td>Carsphairn Road</td>
<td>8</td>
<td>0.44</td>
</tr>
<tr>
<td>(v) 273H</td>
<td>Gateside Road</td>
<td>18</td>
<td>1.37</td>
</tr>
<tr>
<td>(vi) 274H</td>
<td>Townhead</td>
<td>8</td>
<td>0.37</td>
</tr>
<tr>
<td>(vii) 275H</td>
<td>Ayr Road (2) See Note (i)</td>
<td>15</td>
<td>0.88</td>
</tr>
<tr>
<td>(viii) 276H*</td>
<td>Sillyhole See Note (i) and (ii)</td>
<td>50</td>
<td>3.89</td>
</tr>
</tbody>
</table>

Dalmellington Development Opportunities

Dalmellington 1

Residential development of the following sites will be supported by the Council:

Key * New Greenfield Release

Note

(i) Parts of sites 076H, 224H, 275H and 276H lie within areas of potential flood risk and comprehensive Flood Risk Assessments of these sites will require to be carried out by any prospective developers to demonstrate, to the satisfaction of SEPA and the Council, that appropriate flood prevention measures can be introduced to make the sites capable of development.

(ii) The Council will require any developer of site 276H to submit a Transport Assessment in respect of any detailed development proposals for the site, identifying the transport effects of the proposal and the sustainable transport measures to be introduced to cater for the travel needs associated with the development.