
NORTH AYRSHIRE COUNCIL

17 September 2019

Local Development Plan Committee

Title: Adoption of Proposed Local Development Plan

Purpose: The report seeks approval to modify the Proposed Local Development Plan to reflect the Scottish Government's examination of the Proposed LDP, and to complete all procedural matters to adopt the Proposed LDP.

Recommendation: It is recommended that the Local Development Plan Committee approve the following:

- i. That the Proposed Local Development Plan (April 2018) is modified to reflect Scottish Ministers recommended modifications as presented in the examination report; and,
 - ii. That the Modified Proposed Local Development Plan is approved for submission to Scottish Ministers as the Council's intended adopted Local Development Plan; and,
 - iii. That, subject to the completion of procedural matters to adopt the Proposed LDP, that the currently adopted LDP (2014) is superseded at the point of adoption of the Proposed LDP.
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1. Executive Summary

- 1.1 The report seeks the approval of the Local Development Plan Committee to modify the Council's Proposed Local Development Plan and to submit the modified Plan to Scottish Ministers for adoption.
- 1.2 The proposed modifications arise from the Scottish Ministers' examination of the Proposed Local Development Plan, which took place between October '18 – July '19.
- 1.3 The examination reviewed the content of the Plan in light of comments received through consultation. The examination report found that the LDP provides a comprehensive, robust, and fit-for-purpose spatial planning framework, which supports the Ayrshire Growth Deal through identifying key investment locations, and provides a market-sensitive housing strategy, which will support increasing private sector investment in North Ayrshire.
- 1.4 The examination concluded that consultation procedures throughout the LDP process exceeded statutory requirements.

2. Background

- 2.1 North Ayrshire commenced the preparation of a Local Development Plan in July 2016, as part of its obligation to replace the adopted LDP by 2019.
- 2.2 As part of the process, the Council published and consulted on its Main Issues Report in January 2017, on options for key policy areas for the LDP. Reflecting on the outcomes of the Main Issues Report, a Proposed LDP was approved by the LDP Committee on 17th April 2018 for consultation. Following publication of the Proposed LDP, all comments received were considered and submitted to Scottish Ministers as part of a package of documents, including the Council's justification for the content of the Proposed LDP, to facilitate an examination of the LDP.
- 2.3 The examination is a statutory procedure whereby reporters, appointed on behalf of Scottish Ministers, examine the content of the Plan considering objections against its content. The output is an examination report which recommends modifications where reporters do not accept the Council's proposals. The recommended modifications are almost always binding on the Council.
- 2.4 Within the examination report, received on 10 July 2019, the findings are generally welcome and supportive of the Council's aspirations as set out in the Proposed LDP. The key findings from the examination are as follows: -
- The Strategic Development Areas that form part of the spatial strategy for the LDP, which present a broad picture of key development areas through North Ayrshire, has been subject to little or no change. This support from the Scottish Government ensures that the LDP will retain a strong and flexible spatial planning framework to deliver the key components of the Council's Ayrshire Growth Deal aspirations at Hunterston, i3, Ardrossan, Irvine Harbourside and other significant regeneration priorities.
 - The reporters recognise that the approach to forming a housing strategy required a bespoke methodology that was essential and appropriate to enable the Local Development Plan to provide opportunities for private sector investment in new housing in North Ayrshire. The reporters commented that this approach would provide a jump-start to the private housing market in North Ayrshire, which is already taking effect, and provide an effective housing land supply from the point of adoption.
 - The reporters recognise that the Local Development Plan, working in partnership with the Council's Local Housing Strategy and ambitious Strategic Housing Investment Programme, provide land and programming to more than meet identified housing need in North Ayrshire. Therefore, the reporters confirm that contributions should not be sought from private development towards affordable housing development.
 - The reporters supported the allocation of residential land at Portencross Road (West Kilbride), Mayfield Farm (Saltcoats/Stevenston), Lochlibo Road (Irvine), Wood Farm (Kilwinning) and Camphill Drive (Kilbirnie) for which there is already significant development interest and progress.
 - Although the reporters supported the Council's housing allocation strategy, the reporters did not support the allocation of additional residential land for mainly environmental reasons, at Brisbane Glen (Largs), Chapelton (West Kilbride) and

Burnhouse, which had been supported in the Proposed LDP (April 2018). These sites are recommended by Scottish Ministers for deletion.

- 2.5 In addition to the headline findings, a range of additional modifications to the policies contained in the Local Development Plan have been recommended by Scottish Ministers. Those modifications are considered acceptable, and have no significant consequence insofar as they do not substantially alter the purpose of the LDP or its policies.
- 2.6 Regulations set out that there is no scope to reject modifications or modify the Plan in any manner not consistent with the examination findings. Accordingly, all modifications recommended through the examination process have been accepted and incorporated into the modified Proposed LDP which is attached as Appendix 1.
- 2.7 This report seeks that the LDP Committee approves the modifications recommended to the Council through the examination report; and approves its submission to Scottish Ministers, having completed statutory notification and advertisement procedures to state the Council's intent to adopt the Local Development Plan.
- 2.8 Subject to the recommendations in the report being acceptable, and the referral of the intended adopted LDP to Scottish Ministers, a 28-day period will commence within which Scottish Ministers can act to prohibit the adoption of the LDP. Following the lapse of this notification period and confirmation that Ministers are satisfied that the Plan can be adopted, the Proposed LDP will be adopted, superseding the 2014 LDP.
- 2.9 Since receipt of the examination report on 10th July, representations have been submitted in relation to the proposed residential allocation at Portencross Road, West Kilbride, seeking to apply restrictions on that site to issues including access arrangements, site capacity and infrastructure impact and landscaping, through the process of adopting the LDP. A further representation has been submitted by the site promoter of the site at Chapelton, West Kilbride, which has been recommended for deletion through the examination report.
- 2.10 Regarding the representations relating to the proposed residential allocation at Portencross Road, West Kilbride, it should be noted that, as stated in paragraph 2.6, there is no scope to modify the Plan in any way other than as set out in the examination report. Notwithstanding, the matters contained in the correspondence have been considered in recommending the site for allocation and will be further considered through the planning application for any future development. Accordingly, the representations do not alter the recommended course for the Council to adopt the LDP.
- 2.11 The representation relating to the site at Chapelton, West Kilbride, considers that the Council should decline the reporters' recommendation to delete this site on the basis that the reporters' conclusion was legally flawed. Officers have sought legal advice on this representation, and do not consider that the recommendation to delete that site amounts to an error that would warrant a departure from the examination report recommendations. Accordingly, the representations do not alter the recommended course for the Council to adopt the LDP.
- 2.12 The documents referred to in this paper, including the Modified Proposed LDP, examination report, environmental and equalities assessments are available online at <https://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/ldp2.aspx> and

paper copies of the Modified Proposed LDP have been distributed to all Elected Members.

3. Proposals

3.1 It is recommended that the Local Development Plan Committee approve the following:

- i. That the Proposed Local Development Plan (April 2018) is modified to reflect Scottish Ministers recommended modifications as presented in the examination report; and,
- ii. That the Modified Proposed Local Development Plan is approved for submission to Scottish Ministers as the Council's intended adopted Local Development Plan; and,
- iii. That, subject to the completion of procedural matters to adopt the Proposed LDP, that the currently adopted LDP (2014) is superseded at the point of adoption of the Proposed LDP.

4. Implications/Socio-economic Duty

Financial

4.1 None.

Human Resources

4.2 None.

Legal

4.3 Planning regulations specify that the LDP must be referred to Scottish Ministers within 3 months of the date of receipt of the examination report (i.e. 3 months from 10 July 2019); only incorporating modifications arising from recommendations made in the examination report. In this instance, approval of the recommendations in this report will ensure compliance with regulations, both relating to timescales and in accommodating changes recommended through the examination process. As a result of the provisions in regulations, there is no scope in this instance to depart from the recommendations from the examination process. Therefore, any departure from the recommendations set out in 3.1 will place the Council in breach of regulations relating to timescales for progressing the Plan to adoption and is likely to result in Scottish Ministers directing the Council not to adopt the LDP. This will have a significant impact on the assessment of planning applications and appeals. It is recognised this position limits the scope of members in terms of the consideration of this report, however, this, as stated, is a result of Planning Regulations.

Equality/Socio-economic

4.4 The plan has been subject to a full equalities impact assessment and assessment on the impact of the plan on children. The plan is predicted to have a range of positive impacts, including on protected characteristic groups and children. The assessments are available online.

Environmental and Sustainability

- 4.5 A strategic environmental assessment, habitats regulation appraisal and strategic flood risk assessment have been undertaken for the LDP to maximise the environmental performance of the LDP. The assessments are available online.

Key Priorities

- 4.6 The LDP provides a spatial strategy to support the delivery of a number of Council Plan priorities, particularly “Inclusive, growing and enterprising local economy”, “Affordable, modern and well-designed homes that meets residents’ needs”, “Vibrant, welcoming and attractive places” and “A sustainable environment”.

Community Wealth Building

- 4.7 The LDP vision mirrors the Local Outcome Improvement Plan and provides a spatial strategy to deliver key priorities in the LOIP.

5. Consultation

- 5.1 The LDP preparation process requires to follow regulations to ensure it is competent and fit for purpose to proceed to adoption. The consultation measures undertaken by the Council in preparing its LDP have been extensive and wide reaching and beyond that required by regulations. A consultation report outlining how the Council met its consultation commitments and requirements was assessed by Scottish Government as part of the LDP examination. This concluded that the consultation undertaken in preparation of the LDP met and exceeded requirements.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact **Neale McIlvanney, Strategic Planning Manager**, on **01294324686**.

Background Papers

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October 2019

Adopted Local Development Plan

Your Plan Your Future



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Contents

Foreword	2
Using the Plan	4
The Online Proposals Map	5
Vision	6
Strategic Policy 1: Spatial Strategy	8
Towns and Villages Objective	10
The Countryside Objective	12
The Coast Objective	14
Supporting Development Objective: Infrastructure and Services	16
Strategic Policy 2: Placemaking	18
Strategic Policy 3: Strategic Development Areas	20
Hunterston	22
Ardrossan Harbour and North Shore	24
i3 – Irvine	26
Irvine Harbourside	28
Montgomerie Park – Irvine	30
Kilbirnie	32
Brodict	34
Cumbrae – Millport	36
Strategic Policy 4: Delivering on Community Priorities	38
Settlement Maps: Irvine Locality	40
Settlement Maps: Three Towns Locality	42
Settlement Maps: Kilwinning Locality	44
Settlement Maps: Arran Locality	46
Settlement Maps: North Coast Locality	50
Settlement Maps: Garnock Valley Locality	54

page 8

**Strategic Policy 1:
Spatial
Strategy**

page 18

**Strategic Policy 2:
Placemaking**

page 20

**Strategic Policy 3:
Strategic
Development
Areas**

page 38

**Strategic Policy 4:
Delivering on
Community
Priorities**

Detailed Policies:

Chapter 1: A Successful, Sustainable North Ayrshire 59

Policy 1: New Homes and Maintaining an Effective Housing Land Supply.....	62
Policy 2: Regeneration Opportunities.....	64
Policy 3: Town Centres and Retail.....	65
Policy 4: Leisure, Retail and other Tourism-Related Development on Arran.....	67
Policy 5: Shopfronts, Signs and Advertisements.....	68
Policy 6: Supporting Sustainable Tourism	69
Policy 7: Business and Industry Employment Locations.....	70
Policy 8: Business Development on Arran and Cumbrae.....	71
Policy 9: Preserving and Enhancing our Conservation Areas.....	72
Policy 10: Listed Buildings	74
Policy 11: Historic Gardens and Designed Landscapes	75
Policy 12: Scheduled Monuments	75
Policy 13: Non-designated Archaeological Sites and Monuments	75

Chapter 2: A Natural, Resilient North Ayrshire76

Policy 14: Green and Blue Infrastructure	78
Policy 15: Landscape and Seascape.....	80
Policy 16: Protection of our Designated Sites.....	82
Policy 17: Clyde Muirshiel Regional Park	84
Policy 18: Forestry, Woodland, Trees and Hedgerows	84
Policy 19: Developments Involving Open Space.....	86
Policy 20: Outdoor Sports Facilities.....	86
Policy 21: Cemetery Sites.....	87
Policy 22: Water Environment Quality	87
Policy 23: Flood Risk Management.....	88
Policy 24: Alignment with Marine Planning	89
Policy 25: Supporting Aquaculture.....	90

Chapter 3: A More Connected Place 91

Policy 26: Digital Infrastructure and New Communications Equipment	92
Policy 27: Sustainable Transport and Active Travel	94
Policy 28: Transport as an Economic Driver.....	96

Chapter 4: A Low Carbon North Ayrshire 97

Policy 29: Energy Infrastructure Development.....	98
Policy 30: Waste Management Facilities	100
Policy 31: Future Proofing for Heat Networks	101
Policy 32: Safeguarding of Workable Mineral Resources.....	102
Policy 33: Responsible Extraction of Mineral Resources.....	103
Policy 34: Protecting Peatland and Carbon Rich Soils.....	104
Policy 35: Hazardous Installations and Substances.....	105

Schedules:

Schedule 1: Schedule of Land Ownership	106
Schedule 2: Housing Sites.....	107
Schedule 3: Schedule of Long-Term Housing Sites Anticipated to Become Active 2024-2029	111
Schedule 4: Schedule of Regeneration Opportunities	113
Schedule 5: Schedule of Employment Locations.....	115
Schedule 6: Network of Town Centres	116
Schedule 7: Flood Risk Framework (from Scottish Planning Policy)	119
Schedule 8: Aligning Investment with LDP2	120
Schedule 9: Historic Environment Further Information	121
Schedule 10a: Explaining our Housing Supply Target.....	122
Schedule 10b: Affordable and Market Sector Target.....	123

Foreword

This is our adopted Local Development Plan for North Ayrshire. It sets out how we aim to guide development and investment in the area over the next 20 years. Whilst it is written at a time of economic uncertainty for the UK, North Ayrshire Council remains ambitious for our area, residents and our businesses. We have exciting plans and great partnerships that will help us succeed.

North Ayrshire has not returned to pre-recession rates of development, and still bears the scars of previous industrialisation, high levels of poverty in some communities, a forecasted decline and ageing of our population, with significant numbers travelling out of the area each day for work to Glasgow and surrounding areas.

Yet, North Ayrshire is also an area with great opportunity and the Council and partners are striving to change the area's fortune by attracting new jobs and

investment, supporting and growing our business base and regenerating our towns and communities. We are well connected by road, rail, sea and air to global markets and well positioned to compete for new inward investment.

Attracting new investment to our strategic business location, i3 in Irvine will be critical to increasing our employment offer. We will support the growth and development of our key sectors of manufacturing, engineering, life sciences, tourism and hospitality by ensuring that infrastructure development remains attractive in a competitive global marketplace.

Hunterston is a key employment location within North Ayrshire and offers deep water sea port facilities and infrastructure that make it a national asset. We want the future National Planning Framework to strengthen its commitment to supporting Hunterston as national development as an energy hub and maximising the economic potential of the port's deep water access.

North Ayrshire's beautiful coast and Islands will benefit in parts from major regeneration including completion of improvement works at Brodick Terminal, major re-development in Ardrossan at the harbour, North Shore site and a new High School for the town. Further coastal regeneration is planned as part of the

Ayrshire Growth Deal and subject to funding agreements with UK and Scottish Governments has the potential to see major re-developments at Irvine Harbourside, and further marine and maritime infrastructure within the Clyde estuary.

We recognise that building new homes will be important to growing our population and we have planned for more than 4,000 new homes being built in the next 10 years. Our focus is on deliverability of these sites. We consulted and engaged widely, selected a small number of new site allocations and also introducing a Simplified Planning Zone regime to encourage more development at Montgomerie Park. This will be further enabled with the Council's decision to build a new primary school at Montgomerie Park.

The importance of our towns and villages as places that remain attractive to those that live and work there is the essence of our placemaking approach. In practice, the LDP will continue to direct development on a town centre first principle and will introduce a bespoke and balanced approach to support our rural and island economies while protecting our outstanding natural environment.

This adopted Local Development Plan is a critical tool in our aim of achieving inclusive growth for North Ayrshire.

Well Connected

North Ayrshire is a beautiful place in which to live and work with a strong sense of local identity and heritage. North Ayrshire is situated on the south west coast of Scotland, and is home to 135,900 residents. It covers an area of 340 square miles. There are great transport links to our island communities, our neighbouring authorities and to Glasgow and beyond.



Using the plan

page 6

The overarching aim of the Plan is set out in the vision.

North Ayrshire – A Better Life.

We want decisions to be based on outcomes and whether a proposal will help us deliver the vision.

page 18

Our placemaking policy sets out the key criteria that will allow us to deliver the six qualities of successful places. We will take a holistic approach that responds to and enhances the existing place including considering whether a design-led approach has been taken while balancing the costs and benefits of each criterion over the long term.

page 58

The detailed policies provide additional criteria and more detail about how we will consider proposals for specific uses or developments which affect specific areas or subjects. They are arranged in line with the national outcomes to clarify how we would expect them to contribute to achieving the key planning outcomes for Scotland while the chapter introductions show how we think each policy will contribute to achieving the Local Outcomes Improvement Plan (LOIP) outcomes.

page 8

The spatial development strategy sets out the principles we will use to direct the right development to the right place. We will consider whether proposals are aligned with the principles giving due weight to net economic benefit, economic issues, challenges and opportunities.

page 20

Our strategic development areas policy sets out the key factors we will consider in developing these major areas of change while the locality policies set out the local priorities which we will use to weigh up proposals against their ability to deliver on local outcomes. In both cases we will consider whether the proposal helps us to achieve these priorities.

When determining planning applications, we will give most weight to proposals that accord with the spatial development strategy, placemaking policy, local priorities and detailed policies as we think this is the best way to deliver the vision. We will resist proposals that compromise or conflict with the spatial development strategy except where it is clear that it would contribute to sustainable development and allow us to move towards achieving our vision. Those using the plan should interpret the provisions of the plan together with the detailed online version of the proposals map.

The Online Proposals Map

This LDP document shows a series of maps that should be read alongside the Spatial Strategy. More detailed mapping showing all proposals, designations, constraints and settlement boundaries is provided within our online proposals map.

A link to this can be found at www.north-ayrshire.gov.uk/ldp

What Information is Included

The information returned will include any relevant proposals, policies or designations. This includes: Listed buildings; Conservation Areas; Scheduled Ancient Monuments; Wild Land areas; Sites of Special Scientific Interest; National Scenic Area; Tree Preservation Orders etc.

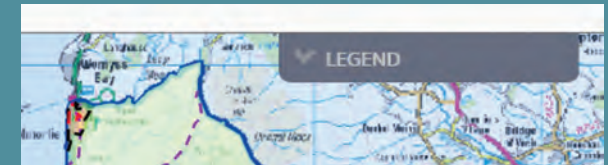
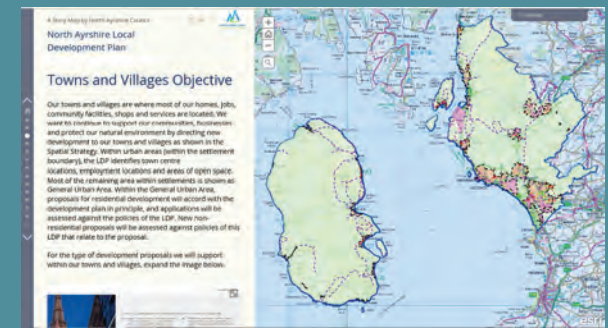
Map Navigation

You can navigate around the map in various ways. You can pan and zoom with your mouse. Click and drag to pan, and if you have a scroll wheel, use this to zoom in or out. You can also click and drag a box while holding the shift key to zoom directly to the area of that box. Alternatively you can search for an address by clicking on the magnifying glass symbol, typing an address and clicking the magnifying glass again to carry out the search. You can also zoom in and out or return to the original extents of the map by using the buttons at the top of the screen (see diagram opposite).

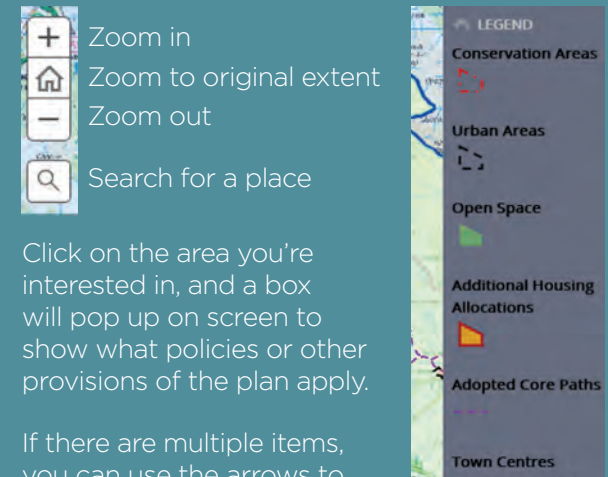
Find Out What Policies Apply

To find out what policies or other provisions of the plan apply in your area of interest, click on the map. A box will pop up on the screen with some information, and if there are multiple items there will also be an arrow or arrows. Clicking on the right arrow will proceed to the next item, the left arrow will return to a previous item. The selected item will be highlighted on the map (see example opposite).

Please note the final version of the interactive online map may differ from the illustrations opposite.



Click Arrow to expand Legend



Click on the area you're interested in, and a box will pop up on screen to show what policies or other provisions of the plan apply.

If there are multiple items, you can use the arrows to look through them.



Vision

North Ayrshire – A Better Life

North Ayrshire Community Planning Partnership
Vision is that every person in North Ayrshire is
valued and should have the best opportunities to
live their life to their full potential.

This Vision looks forward 20 years and shows how development can help North Ayrshire become Healthier, Working, Thriving and Safer.

North Ayrshire Community Planning Partnership is a strong and effective partnership of a wide range of organisations. In addition, at a local level there are six Locality Partnerships. These are Arran, Garnock Valley, Irvine, Kilwinning, North Coast and Three Towns.

The Local Outcomes Improvement Plan 2017-22 (LOIP) is the plan that sets out a shared commitment by all of the partners. Key to the success of our LOIP is tackling the inequalities that exist within North Ayrshire and these are addressed in the new Fair For All strategy.

The Local Development Plan will set out the land use strategy that supports the delivery of the LOIP. Proposals and policies contained in the plan align with the ambitions and outcomes that Community Planning Partners aim to achieve. The development of six Locality Plans and a more collaborative way of working based on community consultation has resulted in a more informed plan. Our investment of resources upfront in extensive community engagement and by working to support the role that our Locality Partnerships can play in setting the future planning priorities for their neighbourhoods will strengthen the deliverability of our Local Development Plan.

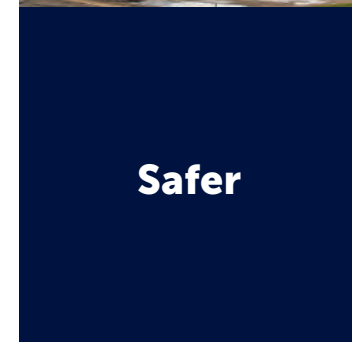
The spatial strategy is an overarching policy for supporting the LOIP. This directs development to towns and villages to support our communities, economy and environment, while recognising the value that our countryside and coastal areas offer – both as natural resources worthy of protection and as an economic driver.



Healthier



Thriving



Strategic Policy 1:

Spatial Strategy



The LDP shows a series of maps that should be read alongside the Spatial Strategy. Detailed mapping showing all proposals, designations, constraints and settlement boundaries are provided within our online proposals map.

- Arran Locality Area
- Garnock Valley Locality Area
- Irvine Locality Area
- Kilwinning Locality Area
- North Coast Locality Area
- Three Towns Locality Area
- Strategic Projects
- Regional Town Centre
- Town Centre
- Local Town Centre/Commerical Centre
- Additional Housing Allocations
- Road Network
- Rail Network
- Ferry Routes

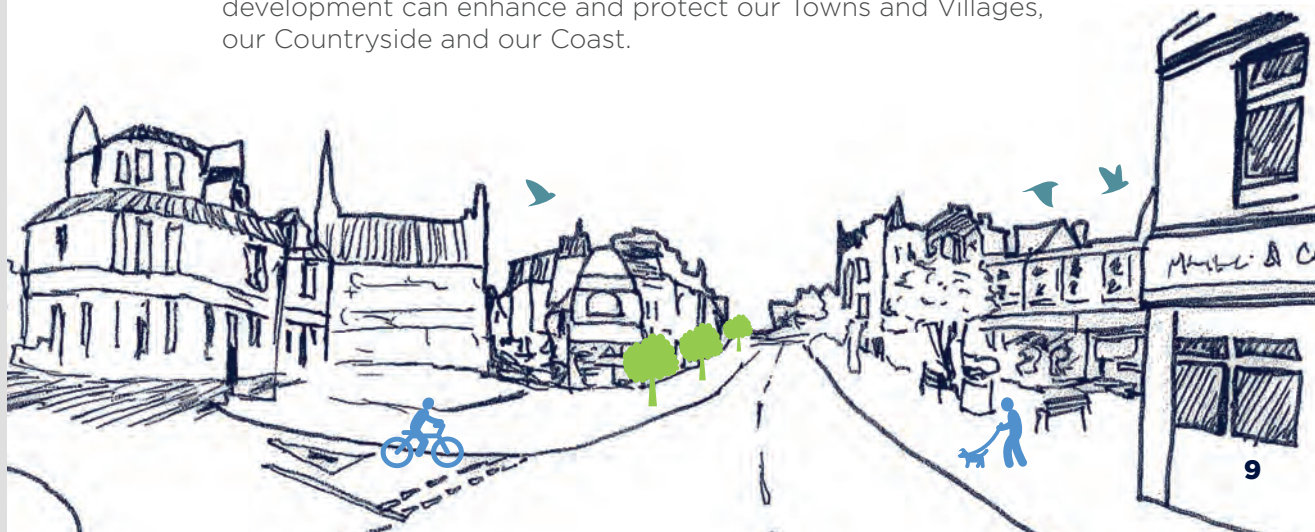
Strategic Development Areas

- 1** Hunterston
- 2** North Shore – Ardrossan
- 3** i3 – Irvine
- 4** Harbourside – Irvine
- 5** Montgomerie Park – Irvine
- 6** Kilbirnie
- 7** Brodick Harbour – Arran
- 8** Millport – Cumbrae

Our spatial strategy is based on the principle that we want to direct the right development to the right place. This means we want to direct most development to our towns, villages and developed coastline where we have infrastructure capacity to support new development, where there is access to existing services and where we have opportunities to re-use and redevelop brownfield land.

We recognise that for island and rural communities we have to be more flexible to ensure they can grow and thrive too so we have set out a distinct approach for them which continues to promote a sustainable pattern of development but that also empowers our rural economy and communities to develop while protecting our countryside areas as a valuable natural asset. We have indicated what this means on our Spatial Strategy Map and in the mini maps included throughout this Local Development Plan.

Strategic Policy 1 includes objectives and policies for how development can enhance and protect our Towns and Villages, our Countryside and our Coast.



Spatial Strategy

We will assess development proposals against the principles set out in the spatial strategy. All development proposals must also comply with Policy 2: Placemaking and any relevant policies of this Plan. We will resist development outwith the boundaries of towns and villages, except where the development would positively contribute to the vision or priorities identified in the spatial strategy or where detailed policies of the LDP provide support.

We will refer to Scottish Planning Policy's presumption in favour of development that contributes to sustainable development in considering proposals that are not supported by the spatial strategy.

Towns and Villages Objective

Our towns and villages are where most of our homes, jobs, community facilities, shops and services are located. We want to continue to support our communities, businesses and protect our natural environment by directing new development to our towns and villages as shown in the Spatial Strategy. Within urban areas (within the settlement boundary), the LDP identifies town centre locations, employment locations and areas of open space. Most of the remaining area within settlements is shown as General Urban Area. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal.





In principle, we will support development proposals within our towns and villages that:

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.
- b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting land for housing development to ensure we address housing need and demand within North Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.
- c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.
- d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.
- e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:
 - regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).
 - regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme.
- f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

The Countryside Objective

We recognise that our countryside areas play an important role in providing homes, employment and leisure opportunities for our rural communities. We need to protect our valuable environmental assets in the countryside while promoting sustainable development which can result in positive social and economic outcomes.

We want to encourage opportunities for our existing rural communities and businesses to grow, particularly on Arran and Cumbrae, and to support these areas so that they flourish.





We also recognise that, in general, countryside areas are less well suited to unplanned residential and other developments because of their lack of access to services, employment and established communities. We will seek to protect our prime and locally important agricultural land from development except where proposals align with this spatial strategy.

In principle, we will support proposals outwith our identified towns and villages for:

- a)** expansions to existing rural businesses and uses such as expansions to the brewery and distillery based enterprises in the area.
- b)** ancillary development for existing rural businesses and uses, including housing for workers engaged in agriculture or forestry.
- c)** developments with a demonstrable specific locational need including developments for renewable energy production i.e. wind turbines, hydroelectric schemes and solar farms.
- d)** tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.
- e)** developments which result in the reuse or rehabilitation of derelict land or buildings (as recognised by the Vacant and Derelict Land Survey) for uses which contribute to the Green and Blue Network such as habitat creation, new forestry, paths and cycle networks.
- f)** sensitive infilling of gap sites consolidating existing developments where it would define/ provide a defensible boundary for further expansion.
- g)** small-scale expansion of settlements on Arran and Cumbrae for community led proposals for housing for people employed on the island, where a delivery plan is included and infrastructure capacity is sufficient or can be addressed by the development and where the proposal meets an identified deficiency in the housing stock and is required at that location. All proposals will be expected to demonstrate the identified housing need cannot be met from the existing housing land supply.
- h)** new housing in the countryside where it is a replacement or converted building or it is a house of exceptional design quality.
- i)** sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g. shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable).

The Coast Objective

We recognise the North Ayrshire coast is one of Ayrshire's primary economic and environmental assets. We want the LDP to support the development of marine activities and infrastructure, tourism and business. We recognise coastal investment can improve the profile and desirability of Ayrshire by increasing the tourism volume and value, which in turn can tackle high unemployment rates, supporting inclusion and improving productivity, improving skills and capacity levels.





Development proposals should avoid damage to our coastline, particularly undeveloped or isolated coastal areas, unless economic benefits arising from the proposal outweighs the environmental impact. The natural and environmental policies in this Plan set out areas of our coastline we will want to protect from development.

A range of uses will be supported to support our coastal economy. In principle, we will support development proposals that:

- a)** are consistent with Policy 24: Alignment with Marine Planning policy.
- b)** assist to develop and strengthen North Ayrshire's coastal economy and marketability.
- c)** improve accessibility to visit and explore North Ayrshire's coast and islands.
- d)** improve the physical connections between settlements for all abilities and multi user access.
- e)** enhance existing strategic coastal marine assets and infrastructure – particularly where the development would address a qualitative deficiency in North Ayrshire's coastal tourism infrastructure.
- f)** provide improved step ashore facilities for marine activity and tourism.
- g)** provide jobs to North Ayrshire communities.
- h)** complement the function of our town centres and improve viability and vibrancy of town centres.

Supporting Development Objective: Infrastructure and Services

We want to ensure that there is adequate capacity in our infrastructure and services for us to deliver new development and achieve our Vision.

While we expect the majority of development to be directed towards sites that have infrastructure or services in place there will be a number of developments that will require further infrastructure provision and we will require contributions to address any identified capacity issues that arise as a result of the development.

We will support developments where there is sufficient public infrastructure, public services and where environmental impacts have been minimised. Developer contributions, where required for the following, will be sought through planning conditions or, where this is not feasible,

planning or other legal agreements where the tests in Scottish Government Circular 3/2012 are met:

- Road and transport provision.
- Education provision.
- Affordable housing provision.
- Water and sewage provision.
- Open Space provision (including blue & green networks).
- Community facilities
- Waste management facilities
- Green infrastructure and historic heritage

We will expect the use of materials that reduce excessive maintenance and do not exacerbate existing environmental constraints such as flooding. We recommend early discussions with us and infrastructure providers to consider what infrastructure and services may be required for proposed developments.





We want to ensure there is capacity in our infrastructure to deliver new development



Strategic Policy 2:

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places.

The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Strategic Policy 3:

Strategic Development Areas





We will support the development of the Strategic Development Areas identified in this section, in line with the guidance set out in the following pages.

Proposals must demonstrate they do not adversely impact on the environmental quality of North Ayrshire by way of adverse impact on soils, water, air, population, human health, cultural heritage, material assets, climatic factors, landscape and biodiversity (flora and fauna). Proposals may require to be the subject of an environmental impact assessment.

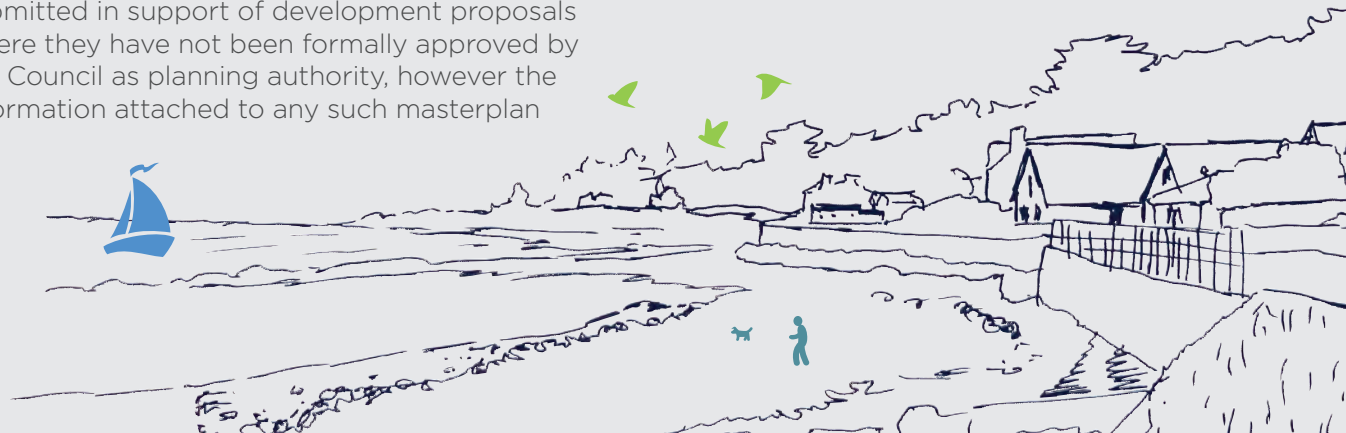
Where masterplans have been approved by us we would expect subsequent detailed proposals to align with them.

We will give consideration to masterplans submitted in support of development proposals where they have not been formally approved by the Council as planning authority, however the information attached to any such masterplan

will generally be considered for information only. Masterplans prepared by, or on behalf of North Ayrshire Council, may be subject to strategic environmental assessment.

Where alternative uses are proposed, we will determine the acceptability of the proposals on the basis of whether they can positively contribute towards delivering strategic objectives namely the social, economic and environmental implications of alternative uses in helping us achieve the vision for a healthier, working, safer and thriving North Ayrshire.

Our Capital Investment Strategy (see schedule 8) and Action Programme will be critical to delivering the strategic development areas, and we will work with partners to demonstrate how and when development will take place.



Strategic Development Area 1: Hunterston

National Offshore Wind Turbine Test Facility & Marine Yard

The temporary National Offshore Turbine Test Facility has secured Scotland's place as an international leader in offshore wind energy research and development.

The Marine Yard provides opportunities for industries with a specific locational need for access to water.

Hunterston Nuclear

Marketable
Employment Land

Hunterston Deep
Water Port and
Bulk Terminal

Hunterston
Rail Loop

Hunterston Deep Water Port has the deepest sea entrance on the west coast of the UK. It can accommodate the largest capacity sea vessels and handle most types of bulk cargoes including liquid bulks.

Bulk Terminal

The Bulk Terminal sits on an 872 acre site covering both land and water and includes 200 acres of available land for development as well as fully serviced offices. The operational facility includes a multidirectional conveyor with a fast discharge rate and is capable of handling most bulk, solid and liquid products.

Hunterston

We recognise the strategic national importance of Hunterston as an energy hub and deep water port. We strongly support the inclusion of Hunterston in the National Planning Framework 4. In particular we will support the following uses:

Hunterston Deep Water Port

- Renewables generation, manufacture, maintenance, research and development, testing and training (including support for a renewables skills academy)
- Strategic grid connections recognising its importance as a landfall to support the offshore renewable energy sector
- Maritime construction and decommissioning (including oil and gas structures)
- Bulk handling facilities for importing, processing and distributing all dry and bulk liquid cargoes
- Local scale Bio-mass energy generation developments as per Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009
- Other storage, processing and distribution uses and general light industrial activities where they would not undermine the strategic importance of, and unique assets of Hunterston as a deep water port.

Hunterston Nuclear

- Appropriate development to support the operational life of the existing facility
- Nuclear decommissioning and radioactive waste management from within the site
- Other facilities for large and small scale power generation

Energy Sector & Nuclear Facilities

Hunterston provides a unique combination of energy generation, infrastructure and network accessibility.

The decommissioning of Hunterston A is ongoing and will be followed at some point after 2023 by the decommissioning of Hunterston B. We want to support the retention of the high value jobs in the energy industry at Hunterston.

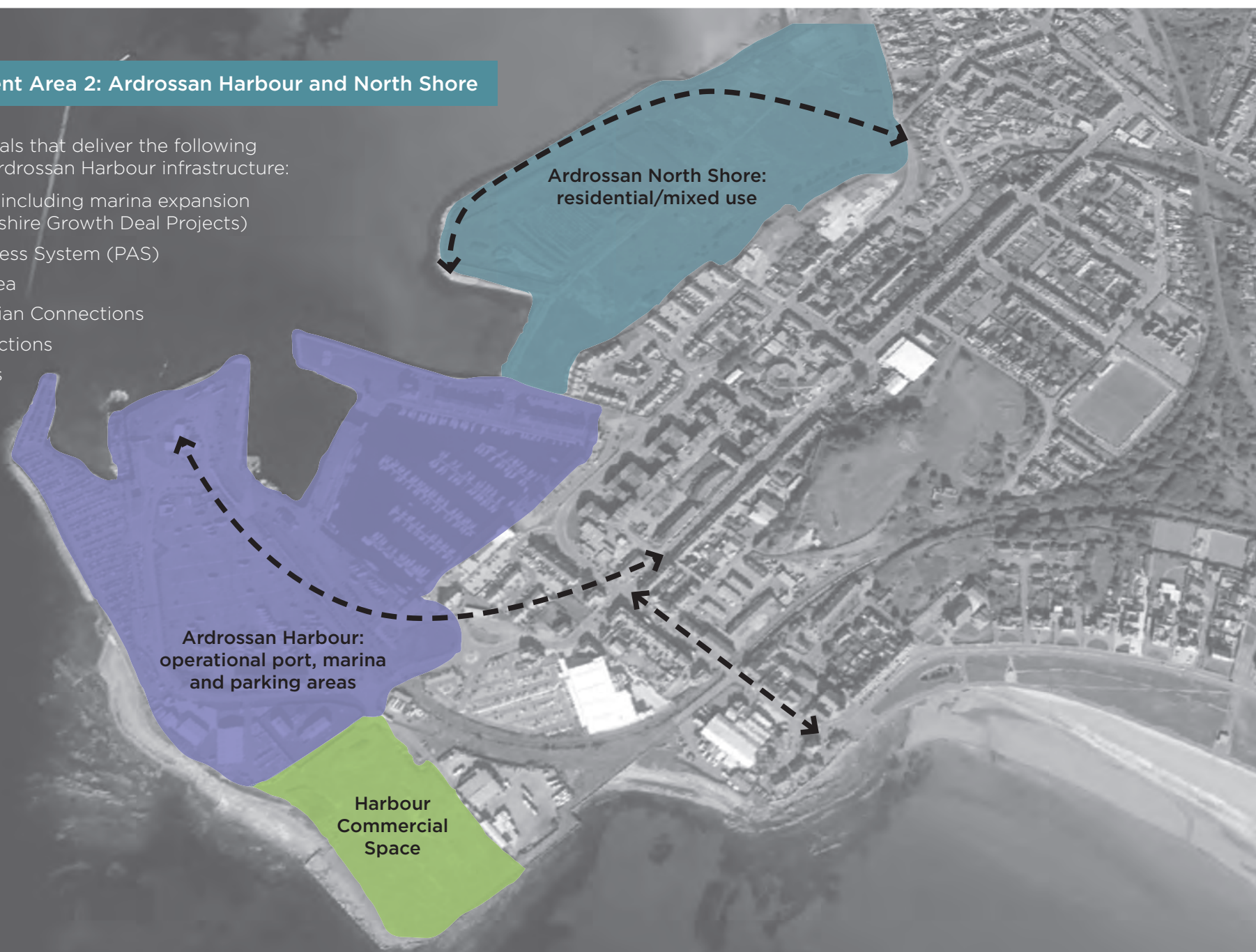
Hunterston is an area where co-ordinated action and a masterplanned approach is required. We would expect all development to take account of the special environmental and safety constraints of Hunterston including detailed transport studies to identify options for enhancing port/rail/road accessibility, and management of impact of uses on nearby communities and the natural and built heritage assets in the area.



Strategic Development Area 2: Ardrossan Harbour and North Shore

We will support proposals that deliver the following improvements to the Ardrossan Harbour infrastructure:

- New Maritime Hub (including marina expansion associated with Ayrshire Growth Deal Projects)
- New Passenger Access System (PAS)
- New Marshalling Area
- Rail Station Pedestrian Connections
- Town Centre Connections
- Quay Improvements
- New Linkspan
- Navigation Aids
- New Signage



Ardrossan Harbour and North Shore

Ardrossan is one of Scotland's largest and busiest ferry terminals and benefits communities and businesses across Ayrshire. The regeneration of Ardrossan Harbourside is, therefore, one of the key strands of the wider Ayrshire Growth Deal.

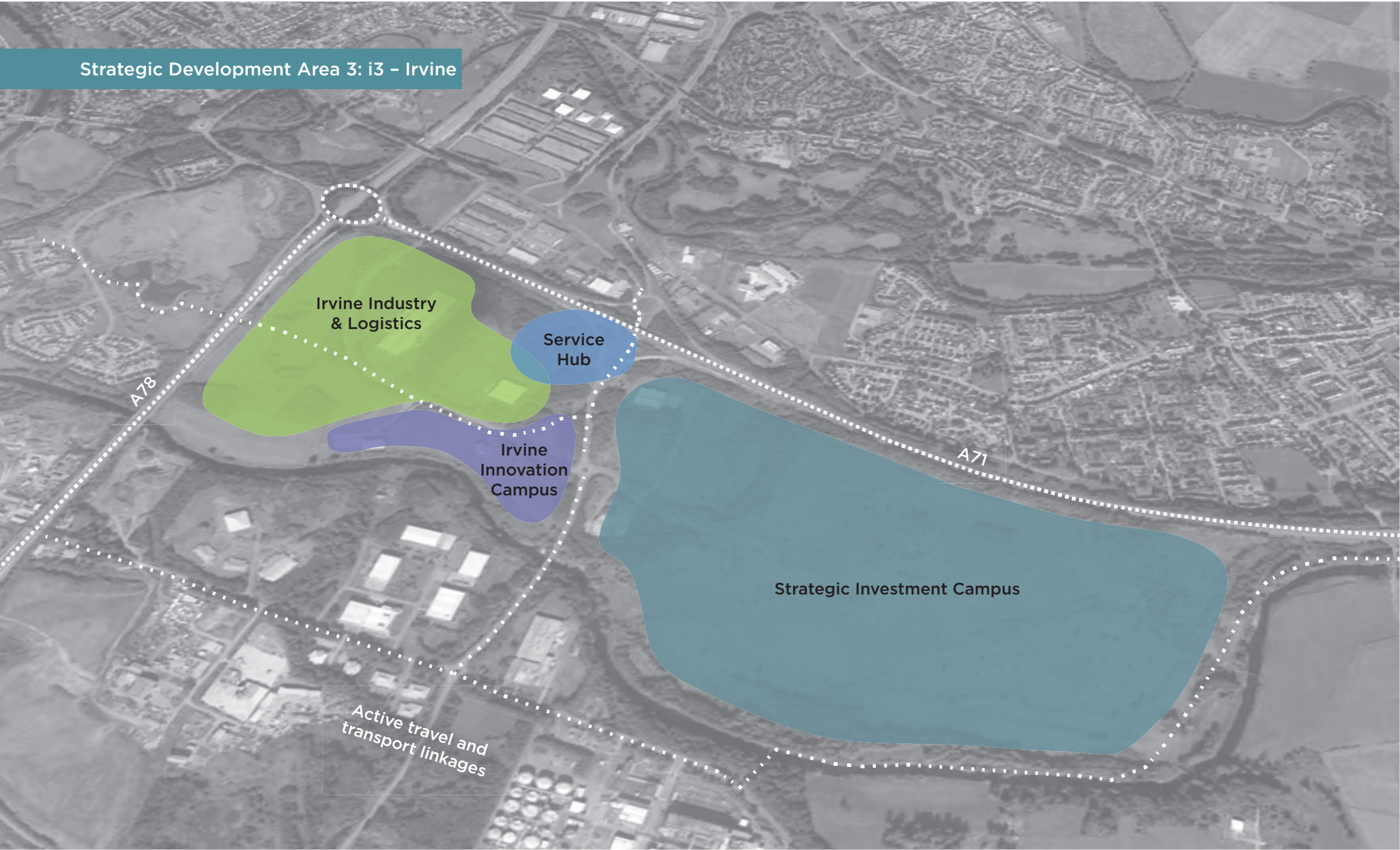
We support the regeneration of Ardrossan North Shore area for residential and mixed use development, particularly where community uses can be integrated into the development, which will increase pedestrian flow through the area and into the town centre.

The Plan supports development that:

- improves accessibility, quality and reliability of ferry services supported by excellent multi-modal transport interchanges that offer travel choice for all users.
- supports Island communities with efficient life-line services in an inclusive and locally valued manner.
- maximises economic links between Ayrshire and Arran and Argyll and Bute
- address socio-economic needs of local communities in capturing new, inclusive economic activity that extends economic resilience across mainland and island communities.
- delivers community priorities identified through the Three Towns Charrette.
- includes commercial leisure (including a hotel) and employment uses at the Harbour.
- provides active travel routes into and throughout the site, and regeneration of vacant land to form urban parkland.



Strategic Development Area 3: i3 – Irvine



i3 – Irvine

i3 Irvine is south west Scotland's leading innovation and industrial investment location. The campus offers businesses a range of attractive serviced sites with excellent access to the road and rail network. This is a flagship location which can meet a wide range of business needs.

A range of industrial uses will be supported in line with the Irvine i3 masterplan. In particular, we will support:

- Proposals for a bio refinery at i3
- Proposals for a Medicine Manufacture Innovation Centre
- Proposals for the preparation and servicing of development land and the construction of advance manufacturing space to meet demand from high value sectors, including chemical and life science manufacturing.

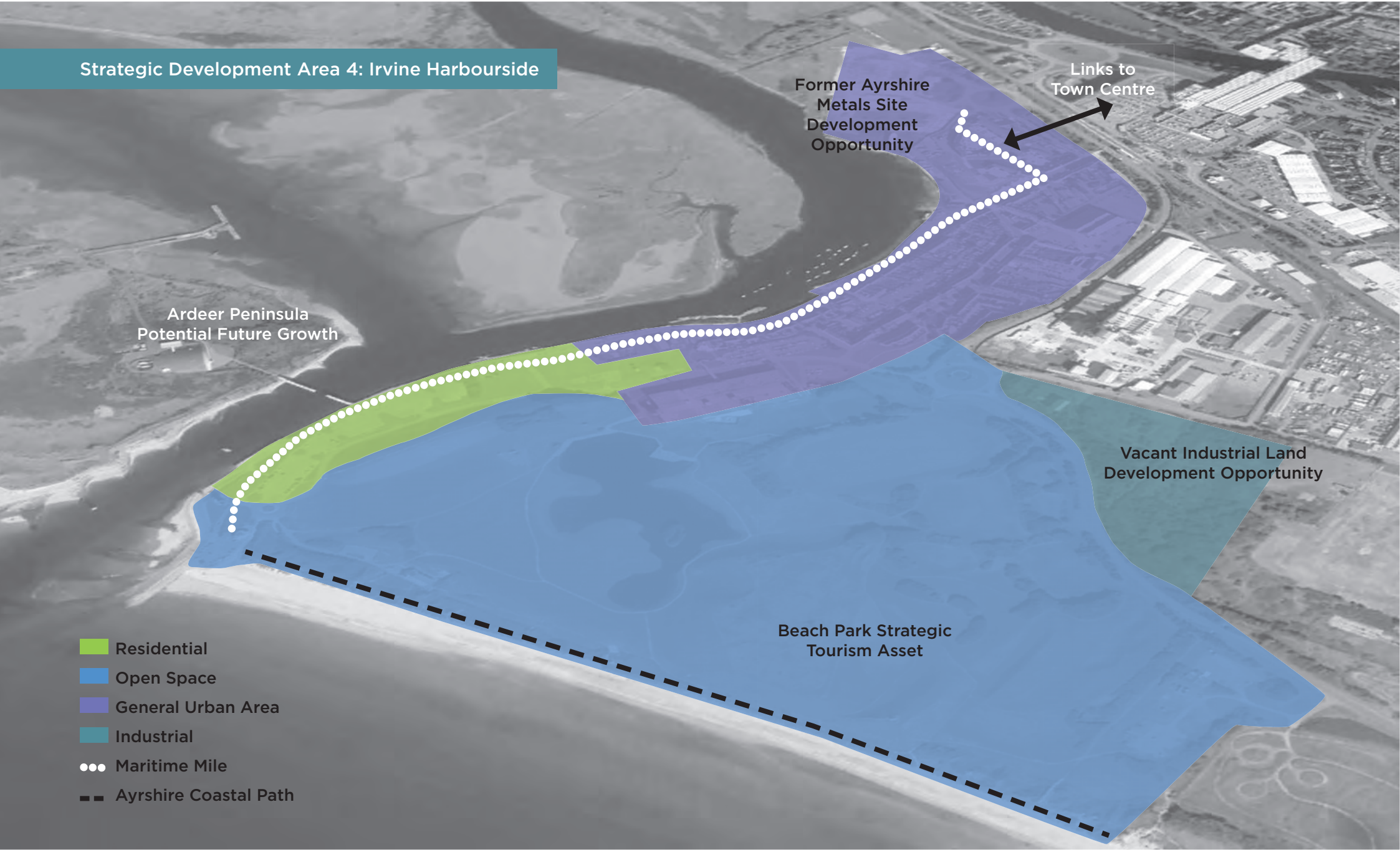
Enterprise Area and Pilot Tax Incremental Financing Scheme

Irvine is Scotland's largest designated Enterprise Area with 132 ha of allocated land. The site is unique with both business rates relief and accelerated capital allowances available on different parts of the Enterprise Area. Irvine Enterprise Area has large, flat, serviced sites available for development, together with a range of premises under refurbishment which will soon be ready for occupation.

As part of the Enterprise Area, new development within i3 enjoys the benefit of streamlined planning, building warrant and road construction consent processes through Planning Protocol.

We are also implementing a pilot TIF Scheme with the Scottish Government at i3 to unlock investment in infrastructure to deliver more jobs at i3.





Irvine Harbourside

We want the LDP to support the development of a 'Maritime Mile' at Irvine Harbourside by making best use of the Harbourside's unique location, heritage and environment to create new opportunities for local people and attract new investment into the area. A range of uses will be supported at Irvine Harbourside.

In particular, we will support the following uses, particularly where forming part of a comprehensive masterplan:

- New residential development, comprising both affordable and market housing
- A range of commercial leisure facilities, particularly those that enhance or develop the maritime tourism potential of the area
- Proposals that strengthen physical and digital links between the town centre and harbourside to enhance the vitality and vibrancy of town centre and harbourside.

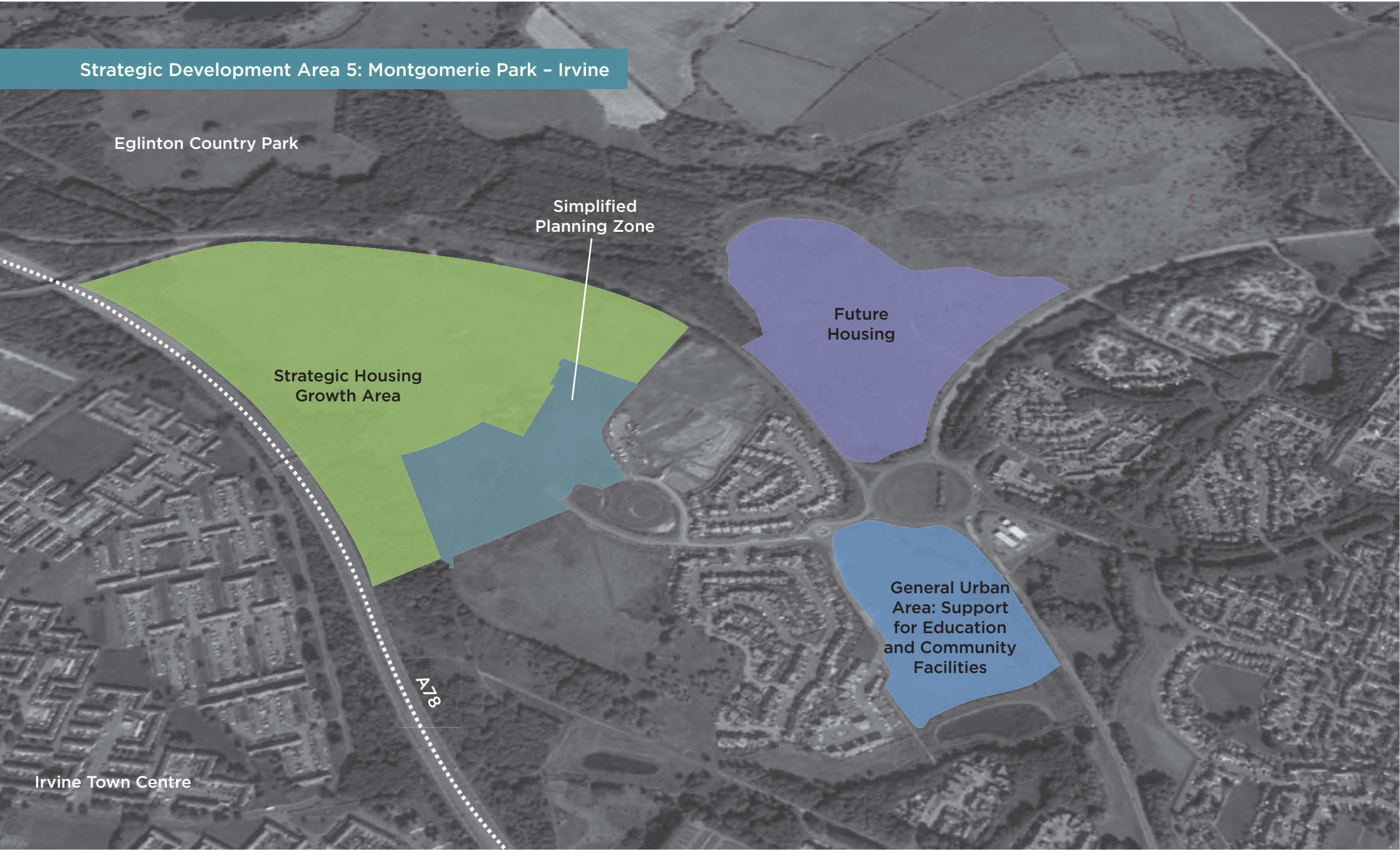
- Proposals that are in keeping with the character of the area as an edge of town centre location.
- Proposals that result in the productive reuse of vacant land identified as development opportunities

As part of the Ayrshire Growth Deal proposals, the Ardeer peninsula is identified as a potential growth location for residential, tourism, industrial and commercial leisure uses. We have recognised the potential for this location to be developed over a longer period, as a 'Potential Future Growth Area'.

Proposals for development within the Potential Future Growth Area will be assessed in terms of environmental and infrastructure capacity in a future development plan.

There is an historic Special Development Order (SDO) at the Ardeer Peninsula. We will seek to revoke the SDO to modernise the existing regulatory framework for Ardeer, to provide a more appropriate framework to support longer term ambitions.





Strategic Development Area 5: Montgomerie Park - Irvine

Eglinton Country Park

Simplified
Planning Zone

Strategic Housing
Growth Area

Future
Housing

General Urban
Area: Support
for Education
and Community
Facilities

A78

Irvine Town Centre

Montgomerie Park – Irvine

We are committed to supporting the development of housing at Montgomerie Park.

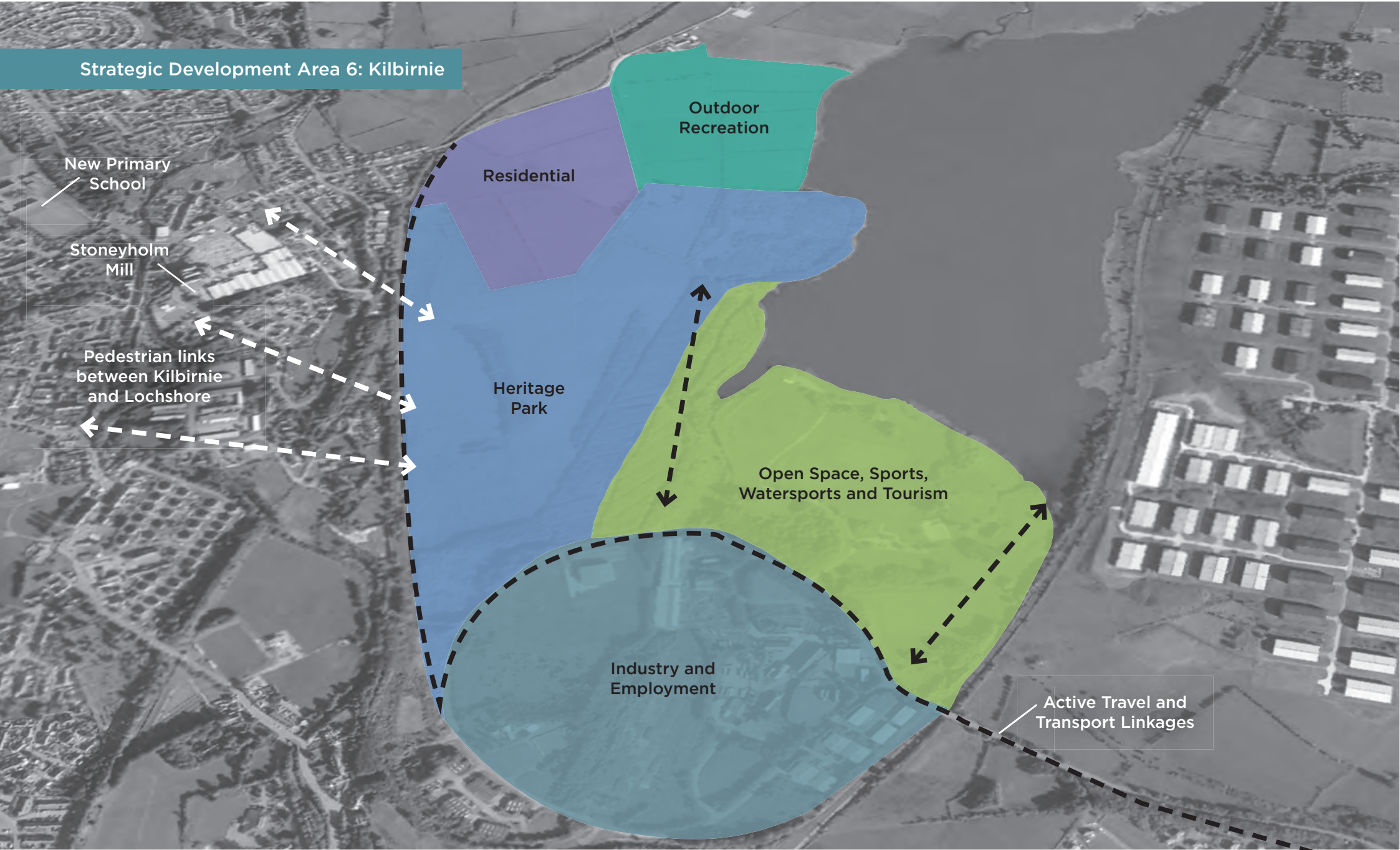
A Simplified Planning Zone will cover part of the area shown as 'Strategic Housing Growth Area' and will work to simplify the process of delivering new homes at this location. We will support a mix of tenures and delivery mechanisms at this site, including self-build development.

Our capital investment strategy supports growth at this location by investing in infrastructure to unlock development at the site and a new primary school to serve the catchment.

We will also support other community amenities, such as shops, for local residents.

Our Simplified Planning Zone is an example of our willingness to embrace innovative approaches to deliver new homes.





Kilbirnie

We will support the redevelopment of Lochshore, Kilbirnie as a region-wide destination for the Garnock Valley. We will support proposals for a range of uses including: residential, commercial leisure, tourism accommodation, sports, active outdoor play and community woodland.

We will support a range of suitable re-uses of the B listed Stoneyholm Mill, which could include residential, office, commercial, leisure or other appropriate uses.



Strategic Development Area 7: Brodick



Brodick Harbour
Terminal and
operational port area

Arran Gateway: Suitable for
commercial leisure, marine
tourism and retail facilities
as well as existing uses.

Market Road Commercial:
Suitable for a mix of commercial
and industrial proposals. We will
support proposals that enhance
the visual amenity of the area.

Brodick

We will support development that helps the Brodick Gateway / Market Road to maximise the potential for the area as the principal gateway to an outstanding natural environment, including improving transport infrastructure and creating a positive visitor experience, as shown on the indicative map on page 34. We also recognise that Market Road provides an important supply of employment land for Arran.

Any loss of employment land at this location should be managed through a masterplan approach, which provides a supply of employment land that is at least of equal quality to serve the island. The masterplan would address transportation issues in the Market Road area, and any future industrial location.



Strategic Development Area 8: Cumbrae – Millport



- Conservation area
- CARS Grants area
- Shop front improvement area

Cumbrae – Millport

The Plan will support the implementation of the Millport Conservation Area Regeneration Scheme (CARS), which will achieve a positive transformation for the Conservation Area through:

- repairing and reinstating the architectural details of historic properties, including shop fronts, thereby improving the character and appearance of Millport for residents, businesses and visitors.
- developing advice and skills to promote and care for Millport's built heritage.
- encouraging community engagement, participation and enjoyment of Millport's built heritage. CARS funding partners include Historic Environment Scotland and North Ayrshire Council.

We will also support the implementation of the Millport flood prevention scheme and associated regeneration opportunities that can provide or enhance tourism facilities, including step ashore facilities for marine activities.



Strategic Policy 4:

Delivering on Community Priorities

In support of our overall vision for a healthier, working, safer and thriving North Ayrshire, we will recognise and give due weight to proposals that address the priorities identified by our local communities including as assessment of whether the proposal promotes equality of opportunity and inclusive growth in line with our Fair for All approach.



North Ayrshire
Community Planning Partnership



Community Planning

We want communities to be at the heart of our decision-making process. We recognise the Locality Planning Partnerships and the areas that they cover. The LDP shares the vision North Ayrshire – A Better Life with our six Partnerships and acknowledges that they have their own priorities. We want to ensure that Locality Priorities are given appropriate consideration when development is proposed within their area.

Fair For All: Our Locality Planning Partnership Priorities

Irvine Locality Priorities

- Employment and the economy
- Mental health
- Traffic and parking
- Influence and sense of control

page 40

Three Towns Locality Priorities

- Economy
- Regeneration
- Communication

page 42

Kilwinning Locality Priorities

- Employability
- Traffic and parking
- Housing and community

page 44

Arran Locality Priorities

- Affordable housing
- Transport
- Social isolation

page 46

North Coast Locality Priorities

- Financial inclusion
- Social isolation – older people
- Stress and anxiety – younger people

page 50

Garnock Valley Locality Priorities

- Moving around
- Facilities and amenities
- Work and the local community

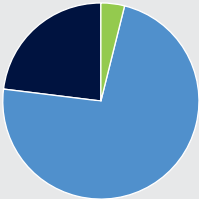
page 54

Irvine



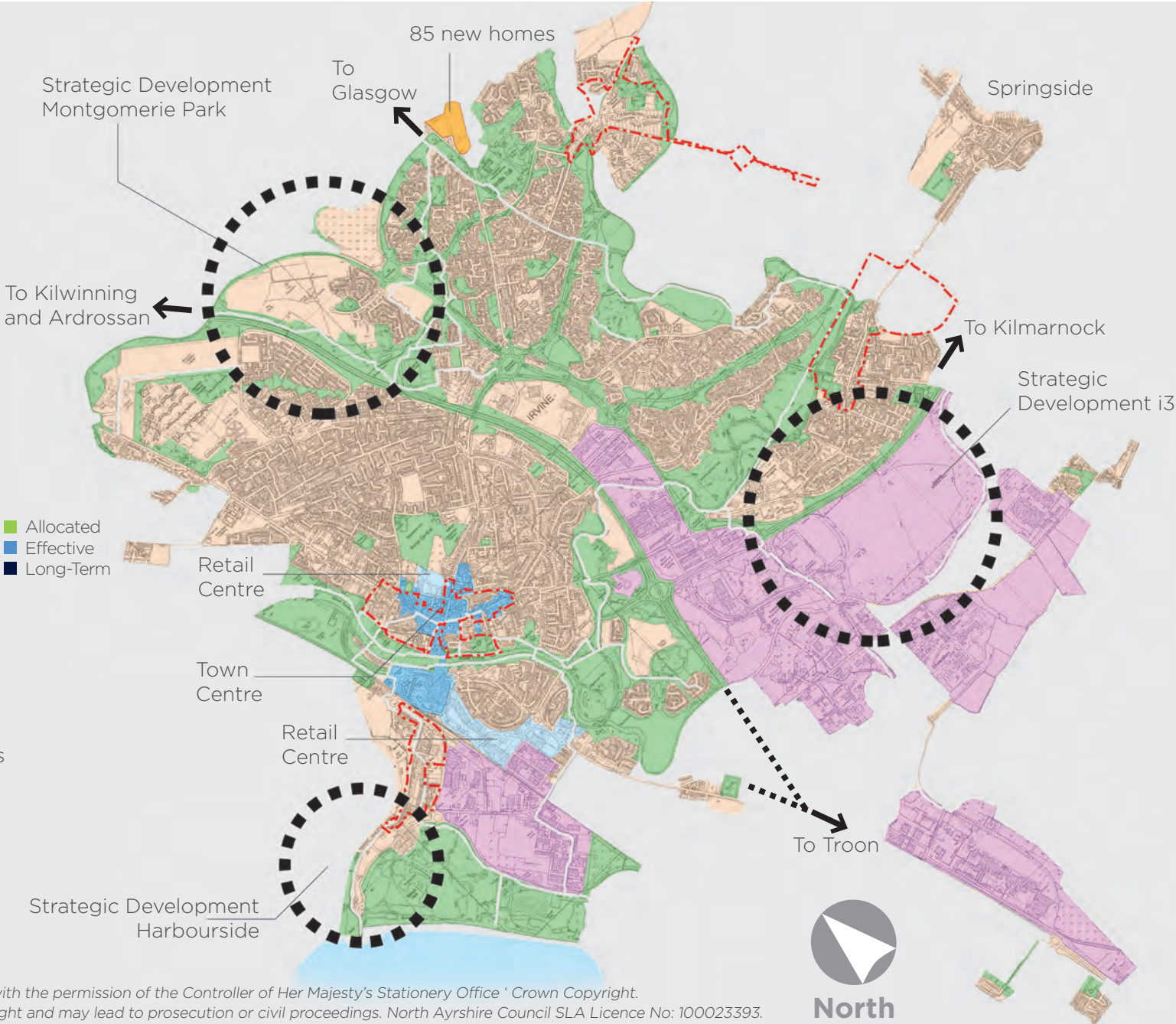
Housing Land Supply

Refer to schedules for Housing Land Supply



- Allocated
- Effective
- Long-Term

- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area



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39,517 ESTIMATED POPULATION

of Irvine locality in 2016 – 29% of the total North Ayrshire population

4.5% The Irvine locality unemployment claimant rate was 4.5% as of March 2017 – the second highest in North Ayrshire

♂ MALE LIFE EXPECTANCY 69yrs

Life expectancy for males born in Castlepark North today. The Irvine locality has the lowest median male life expectancy in North Ayrshire at 72.7 years

♀ FEMALE LIFE EXPECTANCY +9yrs

has improved most in Irvine Broomlands – up 9 years from 76 in 2007 to over 85 years in 2013

103 per 1,000

Irvine had the joint highest crime rate in 2015/16 at 103 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

Over 65s



Residents aged 65yrs and over make up well under a fifth of the local population – the second lowest rate of all six localities. By 2026 this will rise to one quarter of the Irvine locality population

0.55 DEPENDENCY

The Irvine locality has the lowest ratio of young and older residents to working age residents of all six localities. A ratio of 0.55 compared with a North Ayrshire ratio of 0.60

Smoking

17% of Irvine locality residents smoke compared with 15% across North Ayrshire. The joint highest rate with the Garnock Valley locality

Education

Over a quarter of the locality's datazones fell in the top 15% most education deprived in Scotland. Over 10% more than the North Ayrshire rate (15.1%)

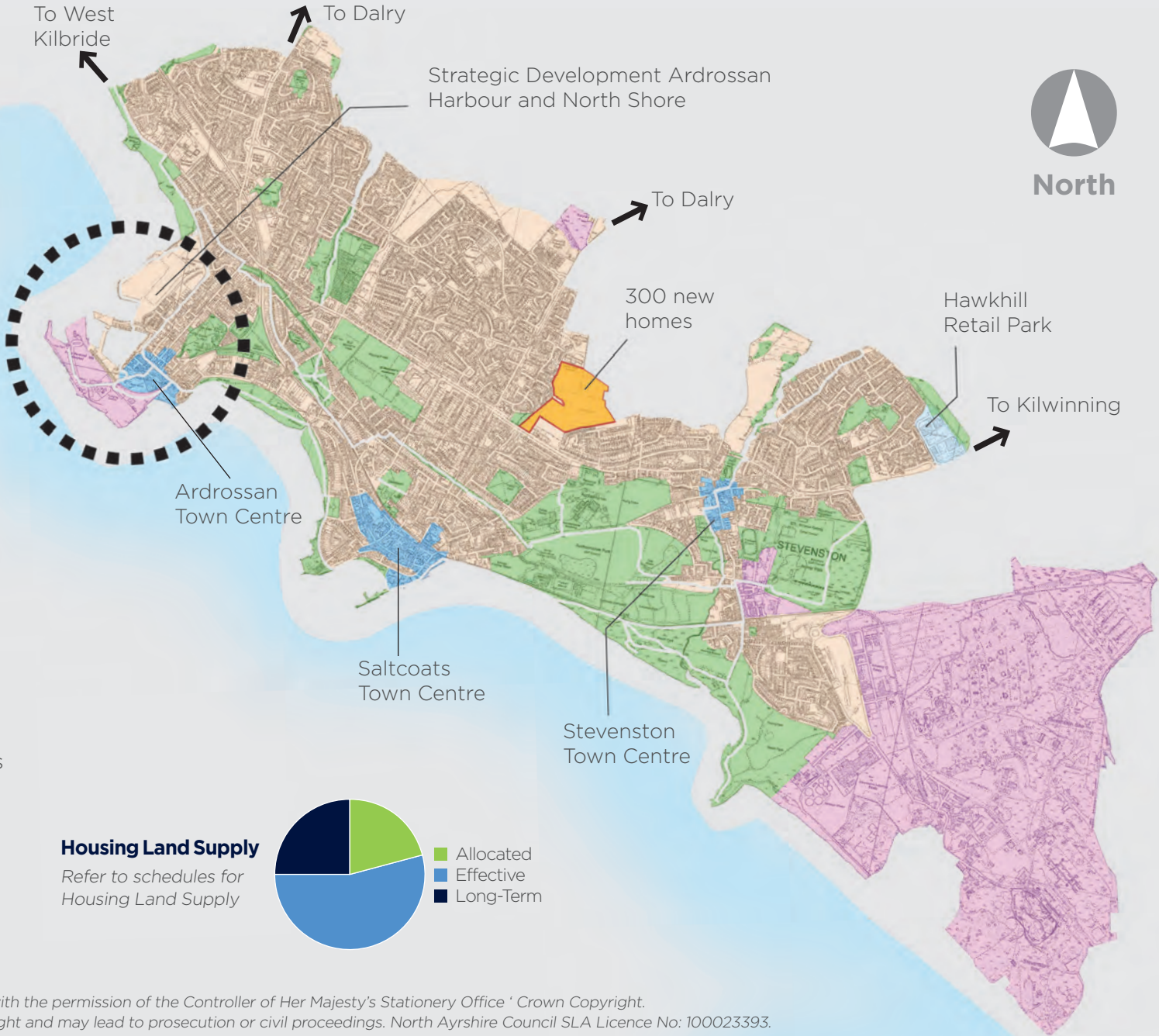
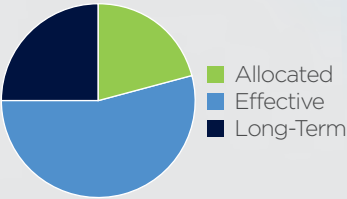


Three Towns



- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area

Housing Land Supply
Refer to schedules for
Housing Land Supply




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32,915 ESTIMATED POPULATION

of Three Towns locality in 2016 – 24% of the total North Ayrshire population

19 of the Three Towns' 44 datazones (43.2%) fall in the top 15% most health deprived in Scotland – the highest rate for any locality

 **43%**

5.1% The Three Towns locality unemployment claimant rate was 5.1% as of March 2017 – the highest in North Ayrshire

MALE LIFE EXPECTANCY **81yrs**

Life expectancy for males born in Ardrossan North West today – over four years above the national average

FEMALE LIFE EXPECTANCY **79yrs**

Female life expectancy is the lowest of all six localities compared with North Ayrshire at 80.7yrs

50%

Median gross household income in over half of all Three Towns postcodes (50.4%) falls below the North Ayrshire median of £24K

103 per 1,000

Three Towns had the joint highest crime rate in 2015/16 at 103 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

Over 41%

of the Three Towns' population live in areas falling in the top 15% most multiply deprived in Scotland (North Ayrshire 27.4%)

Access to services

The Three Towns locality has the best access to services of all localities, with no datazones identified as access deprived in the 2016 SIMD

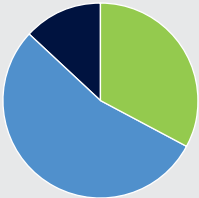


Kilwinning



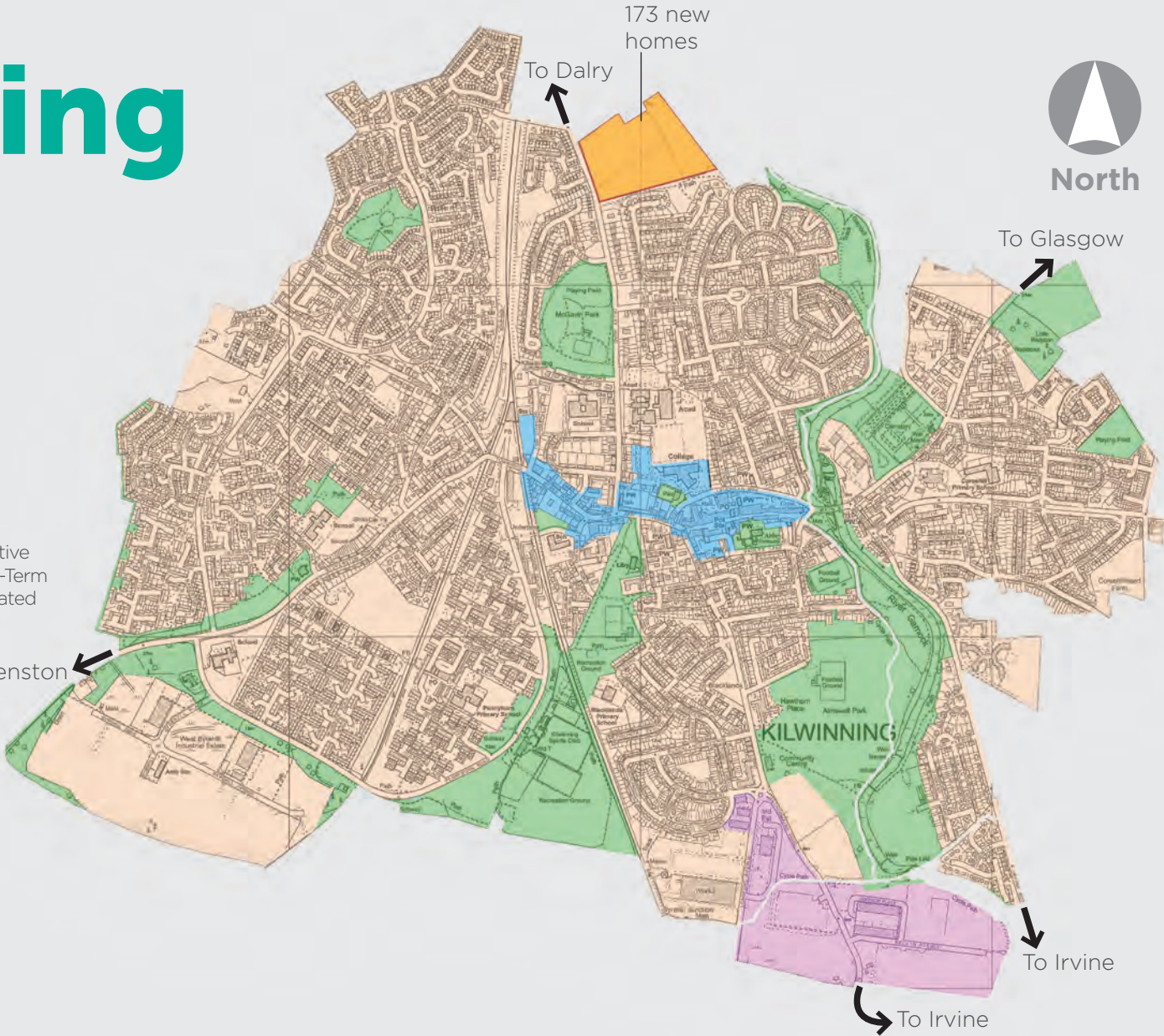
Housing Land Supply

Refer to schedules for
Housing Land Supply



- Effective
- Long-Term
- Allocated

- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area



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16,181

**ESTIMATED
POPULATION**

of Kilwinning locality in 2016 – 11.9% of the total North Ayrshire population

21yrs

The difference in male life expectancy between Kilwinning Whitehirst Park and Kilwinning West & Blacklands neighbourhoods

The Kilwinning locality unemployment claimant rate was 3.8% as of March 2017 – the third lowest after Arran and North Coast localities

MALE LIFE EXPECTANCY 92yrs

Life expectancy for males born in Kilwinning Whitehirst Park today. This is the highest male life expectancy in Scotland

FEMALE LIFE EXPECTANCY 80yrs

Female life expectancy has improved most in Kilwinning Pennyburn – up 6.6 years to 80 years.

Over 65s



Kilwinning has the lowest rate of over 65s of all six localities (17.8%)

Under sixteens

Currently make up almost a fifth of the local population (18.8%). This is the highest rate of all six localities compared with a rate of 17% for North Ayrshire

45%

Median gross household income in almost half of all Kilwinning postcodes (45%) falls below the North Ayrshire median of £24K

Access to services



The Kilwinning locality's median household income to median house price ratio in 2016 was 3.12. This made Kilwinning the most affordable locality housing market in 2016.

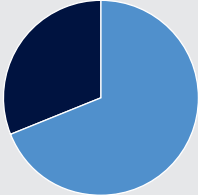


Arran

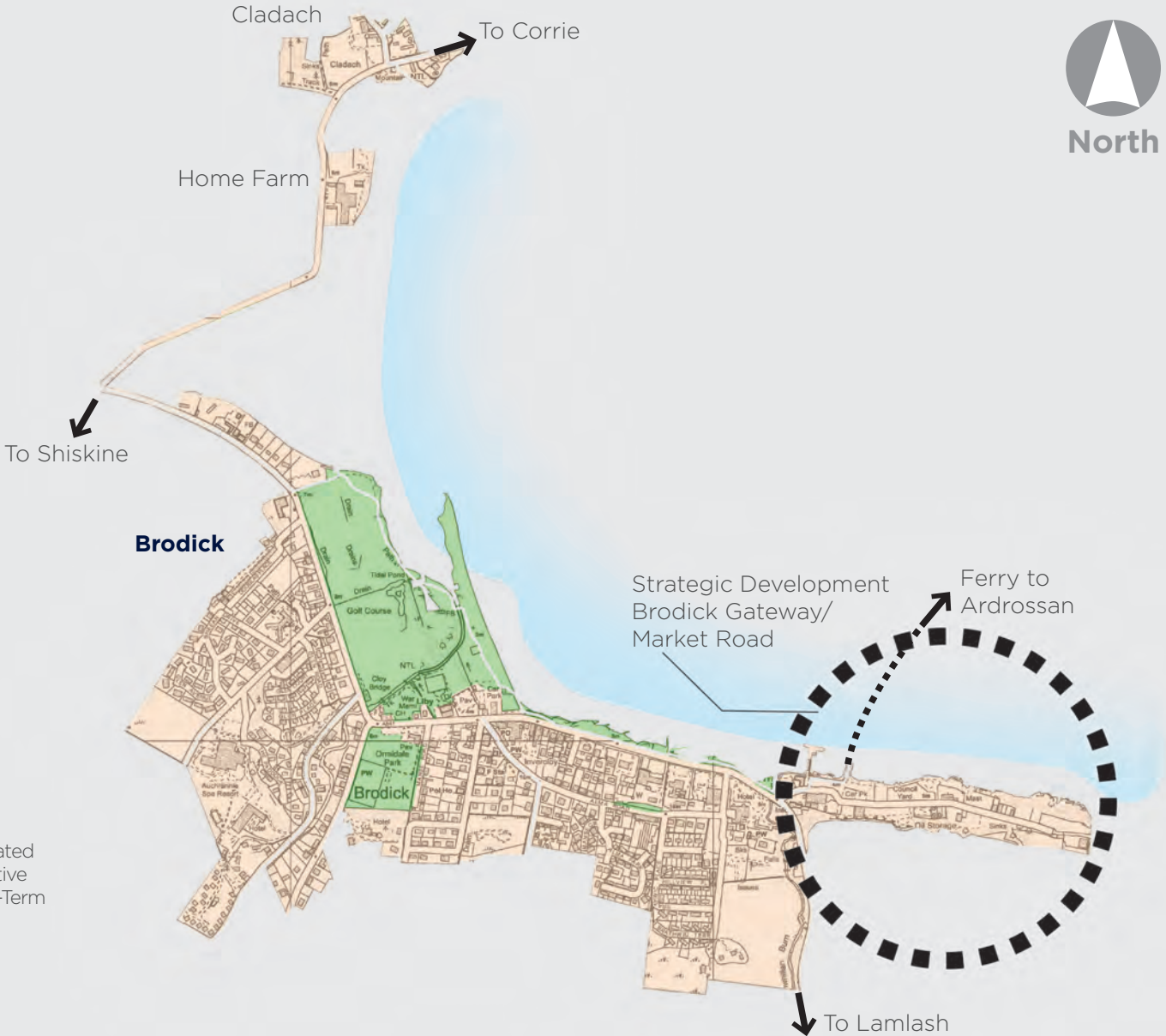


Housing Land Supply

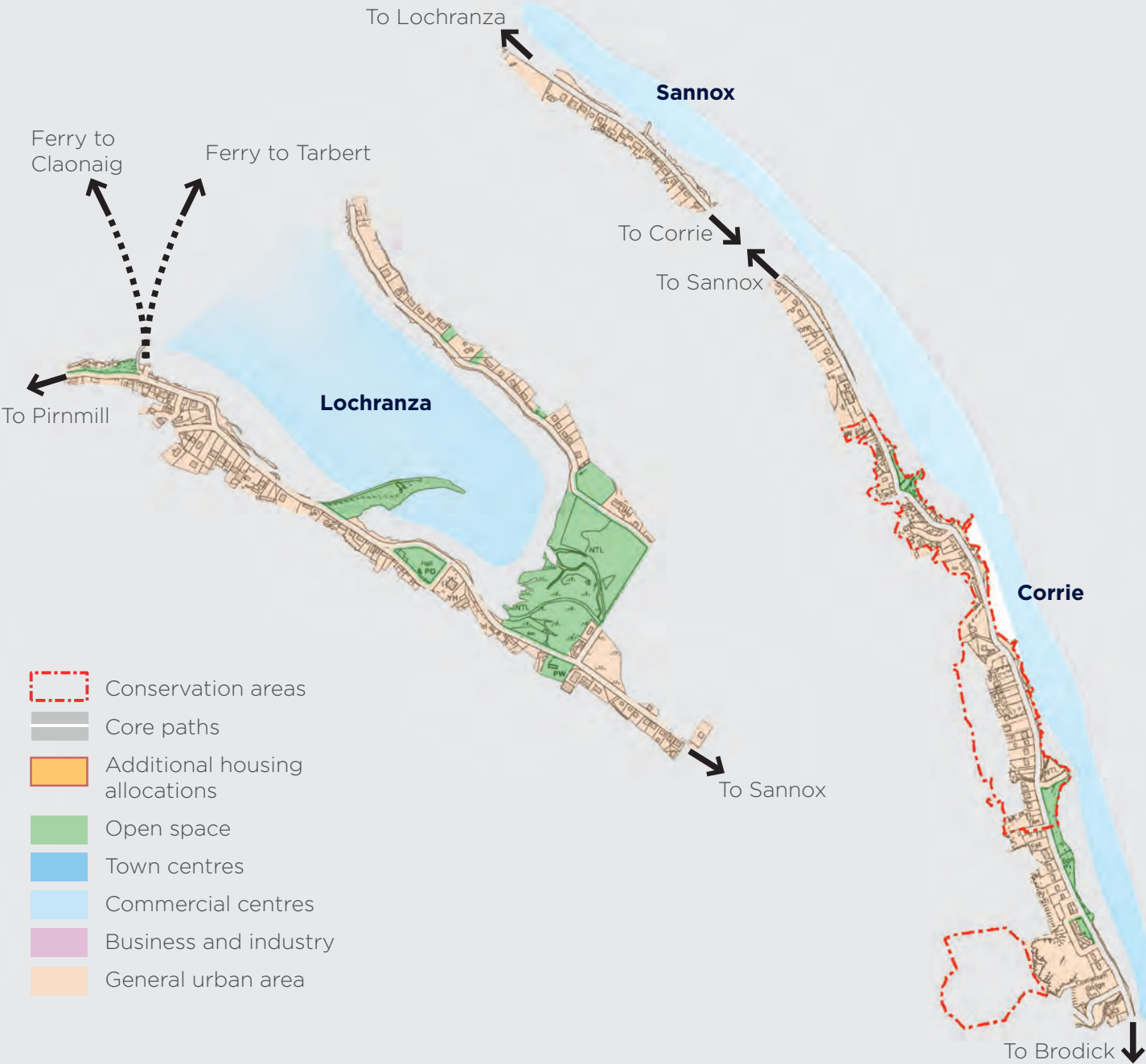
Refer to schedules for
Housing Land Supply



- Allocated
- Effective
- Long-Term



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- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area



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4,562 ESTIMATED POPULATION

of Arran in 2016 – 3.4% of the total North Ayrshire population

26 per 1,000

Arran had the lowest crime rate in 2015/16 at 26 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

1%

The Arran unemployment claimant count as of March 2017 was 1% – the lowest of all 38 intermediate zones in North Ayrshire

MALE LIFE EXPECTANCY 81yrs

Arran has the highest median male life expectancy of all six localities

87%

Estimated gross household income (£31K) is above the North Ayrshire median (£24K) in almost nine out of ten Arran postcodes (87%)

Over 65s



currently make up one third of the local population – the highest rate of all six localities. By 2026 this will rise to one half of Arran's population

Working age

Residents aged 16-64 yrs are projected to fall by almost half by 2026 to less than 4 in 10 of the local population

Access to services

Approximately 44% of Arran's population live in datazones that are in the top 15% most Access deprived in Scotland¹

£195,000

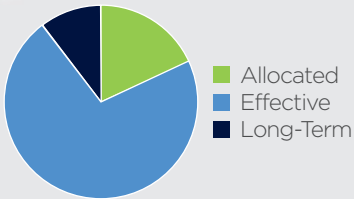
The 2016 median house price on Arran was 6.2 times the median household income in the locality

¹ Access measures private vehicle & public transport drive times to GP surgeries, Post Offices, retail centres, schools & petrol stations

North Coast

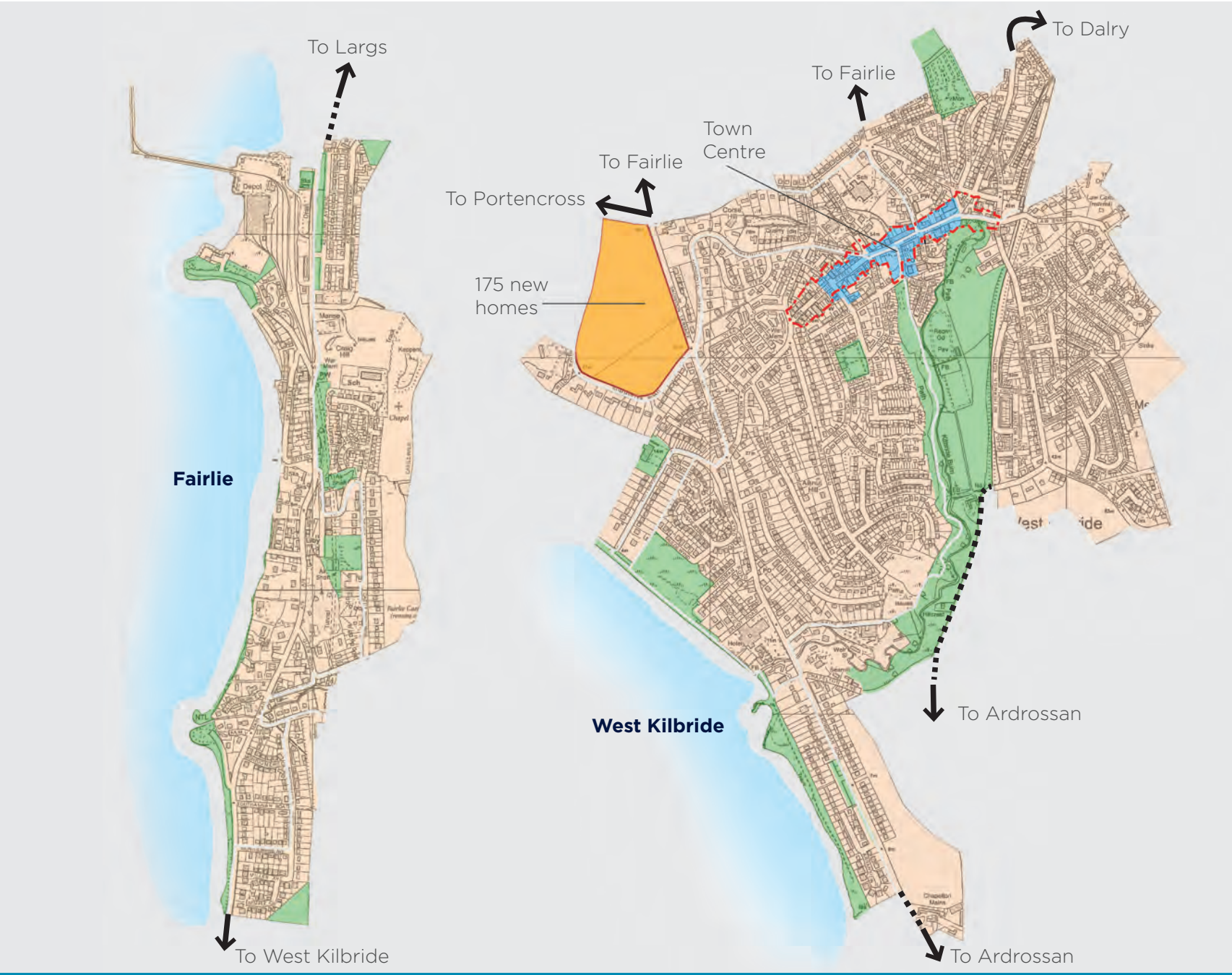


Housing Land Supply
Refer to schedules for
Housing Land Supply



- Conservation areas
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22,827 **ESTIMATED
POPULATION
OF NORTH COAST**

48 per 1,000 

North Coast had the second lowest crime rate in 2015/16 at 48 incidents per 1,000 population.

2.2% The North Coast unemployment claimant count is the second lowest of all six localities (2.2%)

Over 23% of North Coast households have an estimated gross income above £50K per annum – the highest rate in North Ayrshire **23%**

 **FEMALE LIFE EXPECTANCY 89yrs**
Females in Fairlie can expect to live to 89 years – nine years above the Scottish average

Over 65s 

currently make up 30% of the local population – almost 9% higher than the North Ayrshire rate.

0.77 **DEPENDENCY**

The ratio of young & older residents to working age residents is 0.77 compared with 0.60 for North Ayrshire.

Smoking 

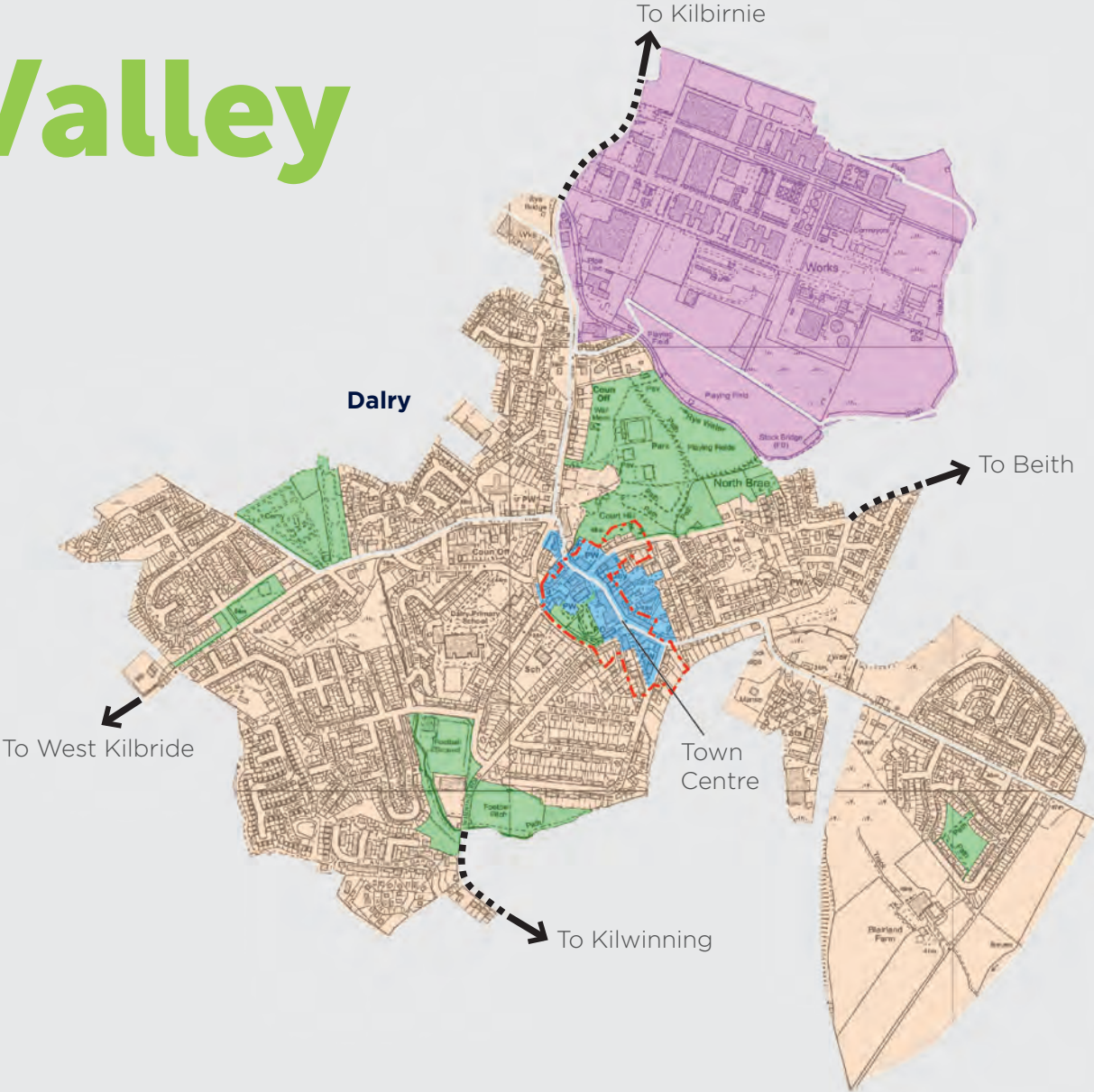
North Coast smoking rates are the lowest of all six localities at 10% compared with 15% across North Ayrshire

Access to services 

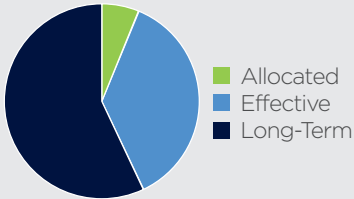
Approximately 23% of the North Coast's datazones are in the top 15% most Access deprived in Scotland

-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area

Garnock Valley



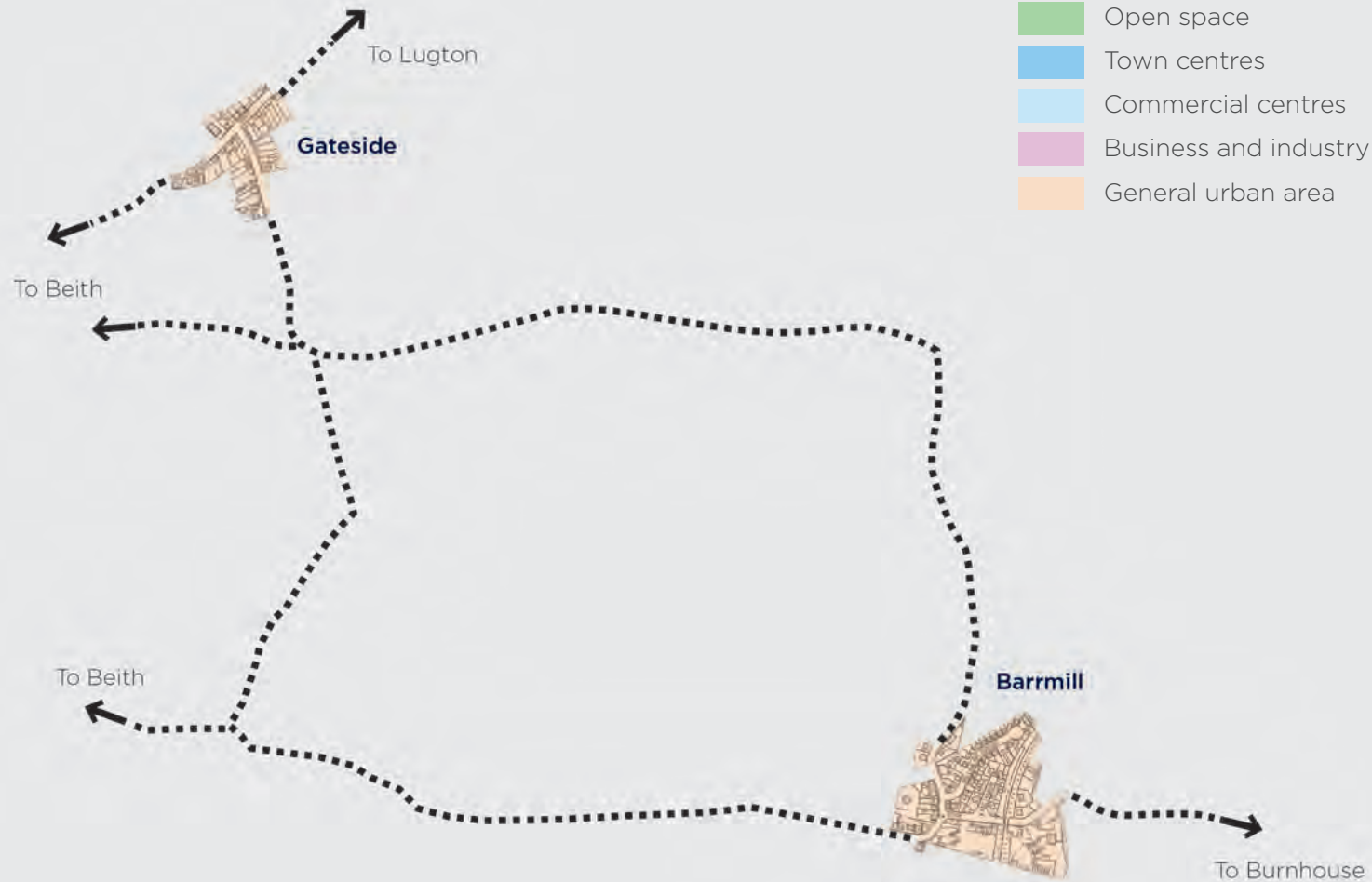
Housing Land Supply
Refer to schedules for
Housing Land Supply



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North





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-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area

20,128 **ESTIMATED
POPULATION**

of the Garnock Valley in 2016 – 14.8% of the total North Ayrshire population


61 per 1,000 

Garnock Valley had the third lowest crime rate in 2015/16 at 61 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

4.4% The Garnock Valley unemployment claimant count as of March 2017 was 4.4% compared with a North Ayrshire rate of 4.1%

 **MALE LIFE
EXPECTANCY**

is lower than the Scottish average in four out of six Garnock Valley neighbourhoods

 **FEMALE LIFE
EXPECTANCY** **82yrs**

Female life expectancy in the Garnock Valley is 1.2 years above the North Ayrshire average

Over 65s 

currently make up less than a fifth of the local population and have increased by less than 5% since the last Census – the lowest in North Ayrshire


Under 18 yrs

Population in the Garnock Valley has fallen by over 11% since the last Census. This compares with a North Ayrshire decline of 6%

Smoking 

17% of Garnock Valley residents smoke compared with 15% across North Ayrshire. The joint highest rate with the Irvine locality

House price

The 2016 median house price in the Garnock Valley was £75K – compared with the North Ayrshire median price of £90K. The locality has the second lowest affordability ratio in North Ayrshire (3.21) 

Your Plan Your Future

Detailed Policies

The following chapters contain subject specific policies which are designed to help deliver the Vision. These policies provide greater clarity on what proposals will need to comply with and we will assess proposals against these when determining planning applications.

The chapters align with the Planning Outcomes found in Scottish Planning Policy (2014):

A Successful, Sustainable North Ayrshire

Policies support economic growth and regeneration. Subject policies include Housing, Business and Employment, Town Centres and the Historic Environment.

A Natural Resilient North Ayrshire

Policies helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use. Subject Policies include Natural Environment (i.e. Environmental Designations), Green Infrastructure, and the Water Environment.

A Connected North Ayrshire

Policies designed to support better transport and digital connectivity. Subject Policies include Active Travel, Transport and Digital Connectivity.

A Low Carbon North Ayrshire

Policies aimed at reducing our carbon emissions and adapting to climate change. Subject Policies include Heat and Electricity, Waste and Minerals Development

A Successful, Sustainable North Ayrshire

We want to enable a successful sustainable North Ayrshire by supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.

This chapter sets out the key policies for housing, regeneration, town centres, employment uses, tourism and the historic environment.

It will significantly contribute to our Healthier and Working North Ayrshire outcome by providing support for our 'bringing services together' and 'inclusive growth' themes mainly through our town centre first policy. It will also contribute to this outcome through our island specific policies for retail and other employment uses.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'open for business' internationalisation theme through our new housing, tourism, employment, branding and regeneration policies.

It will contribute to our Thriving North Ayrshire by providing support for our 'benefits the next generation' theme through our policy approach to protecting and enhancing our historic built environment – namely through our conservation areas, listed buildings, historic gardens, scheduled monuments, and archaeology.

Irvine – 2017 Winner Scotland's Most Improved Place

"There is obvious genuine pride taken by North Ayrshire Council and community partners in the progress that has been made. Combined, the regeneration activities in Irvine have had a transformative effect on the town centre, improving its image and making it more attractive for visitors, business and residents."



SURF
Scotland's Regeneration Forum

Delivering New Homes

We want to make sure we have enough land to enable new homes to be built over the next 10 years.

We recognise that we have a significant amount of land already earmarked for new housing but that the delivery of this has been significantly slowed by the prolonged recession.

We use a housing needs and demand assessment (an HNDA) to guide how many new homes will be needed over the next decade. This is informed, amongst other factors, by the level of population change that is expected.

Our HNDA suggests that almost no new houses will be needed throughout the Plan period. This does not reflect our understanding of future housing delivery as evidenced by our annual monitoring of housing supply and engagement with the

development industry. We acknowledge that there are aspirations and commitment for increased delivery of new homes by the market and direct intervention through our own commitment to building new social housing through the Strategic Housing Investment Programme that suggest new homes will continue to be delivered through the plan period.

We want to enable delivery of these new homes, taking the above difficult economic conditions affecting housing development in North Ayrshire into account, and therefore we have identified an effective supply of land for housing, added a generous allowance and promoted new allocations that will add choice and variety to our housing stock as well as set out our continued commitment to supporting innovation in the delivery of new homes.

Our Strategic Housing Investment Programme includes provision for 1,500 new homes over the period 2018-2023. This investment in new housing will provide new general needs housing, as well as meeting a range of needs including older people and families with complex requirements. In addition to reducing waiting lists, the house-building programme will also make a significant contribution to our local economy through investment in jobs and the regeneration of brownfield sites.

Housing Land Supply

Established Housing Land Supply (2019 onwards)



Effective Housing Land Supply (capacity of land anticipated to be active 2019-2024)



Long-Term Supply (capacity of remaining housing land supply)



We recognise that although we have identified land with capacity for around 7000 new homes it is unlikely that all of these will be delivered within the Plan period.

We think we have effective land with a capacity of around 4700 new homes. We expect this supply to deliver around 2810 new homes between 2019-2024.

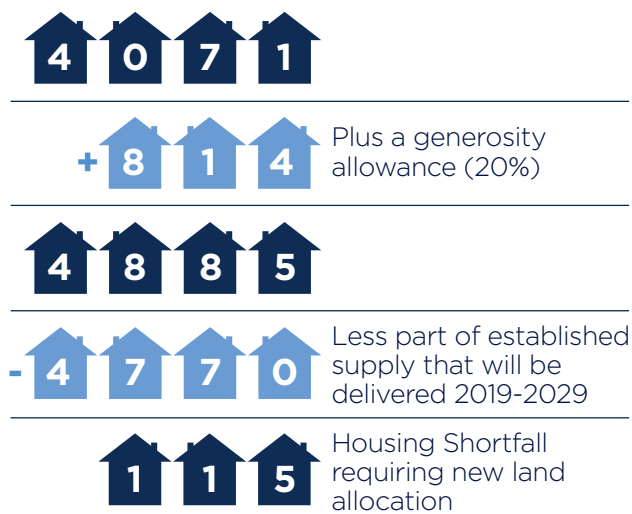
Housing Supply Target

Schedule 10 includes an explanation of how the Housing Supply Target was assessed. It also provides a breakdown of expected tenure split between market and affordable housing for the plan period.

While we have used the HNDA as a starting point, our Local Housing Strategy and the 2017 Housing Land Audit (HLA) have been crucial in informing our determination of how many new houses we agree will be delivered over the plan period.

We have identified an all tenure housing supply target of 4071 new homes and added a generosity allowance of 20%, accounting for some 814 units, that have to be identified in addition to the number of new homes we agree will be delivered. This means we think our Housing Land Requirement is 4885.

Housing Supply Target for 10 year Plan period 2019-2029



Allocations

We think the majority of new homes will be delivered by our established supply, both via the new homes already programmed (2810) but also via the remaining capacity of those programmed sites (1500) along with a relatively small contribution from our long term supply (460). However we received support through the Main Issues Report and from utility providers to allocate new deliverable sites to replace sites which we no longer think will be of interest to housebuilders. We have therefore allocated 5 sites with a capacity of around 830 new homes which we think will address any shortfall and deliver new homes.

Affordable Housing Supply and Meeting Specialist and Specific Needs Housing

We think that the Council's Strategic Housing Investment Programme (2017), fully meets the estimated need for new affordable housing over the plan period. As such, we have not set a developer contributions policy for affordable housing and this in effect releases another 900 homes to the all tenure supply – taking account of our existing supply. We will continue to encourage private development that provides qualitative additions to our housing supply, by providing housing to meet specific needs and low cost housing to buy.

The HNDA highlights the need to respond to demographic changes that will require housing stock to be adaptable and suitable for special needs accommodation. Our Strategic Housing Investment Plan provides a strategic scale of new housing, at volume, which will improve the choice and variety of North Ayrshire's housing stock to meet specialist and specific needs housing. In addition, the plan ensures the land supply has choice and variety in location, size and type of site available for housing needs and demands. Development that meets specialist housing needs will be positively supported. No additional land requirements for gypsy travellers or show people have been identified.

Embracing Innovation

Our Simplified Planning Zone at Montgomerie Park in Irvine is an example of our willingness to embrace innovative approaches to deliver new homes. We also want to recognise the unique circumstances on Arran and Cumbrae and will continue to work with communities and local businesses to address challenges there including by considering innovative approaches.

We will also continue to support self-build and plotted development opportunities for our recognised housing sites.

Policy 1:

New Homes and Maintaining an Effective Housing Land Supply

In principle we will support and promote residential development of the 51 effective housing supply sites shown in Schedules 2a and 2b. We will protect them by resisting alternative development, including significant reductions in capacity which would undermine our ability to confirm an ongoing 5-year land supply.

In principle, we will also support and promote residential development of our 27 long-term housing sites shown in schedule 3. In particular, but not limited to, where they would contribute to our ongoing 5-year effective land supply.

Notwithstanding the above, we will support ancillary development for a range of accommodating and integrated uses including locally important community, leisure, and other employment uses like shops,

banks, cafes, workshops, garages, and small offices within these sites where they would not negatively impact upon our ability to maintain an effective 5 year housing land supply.

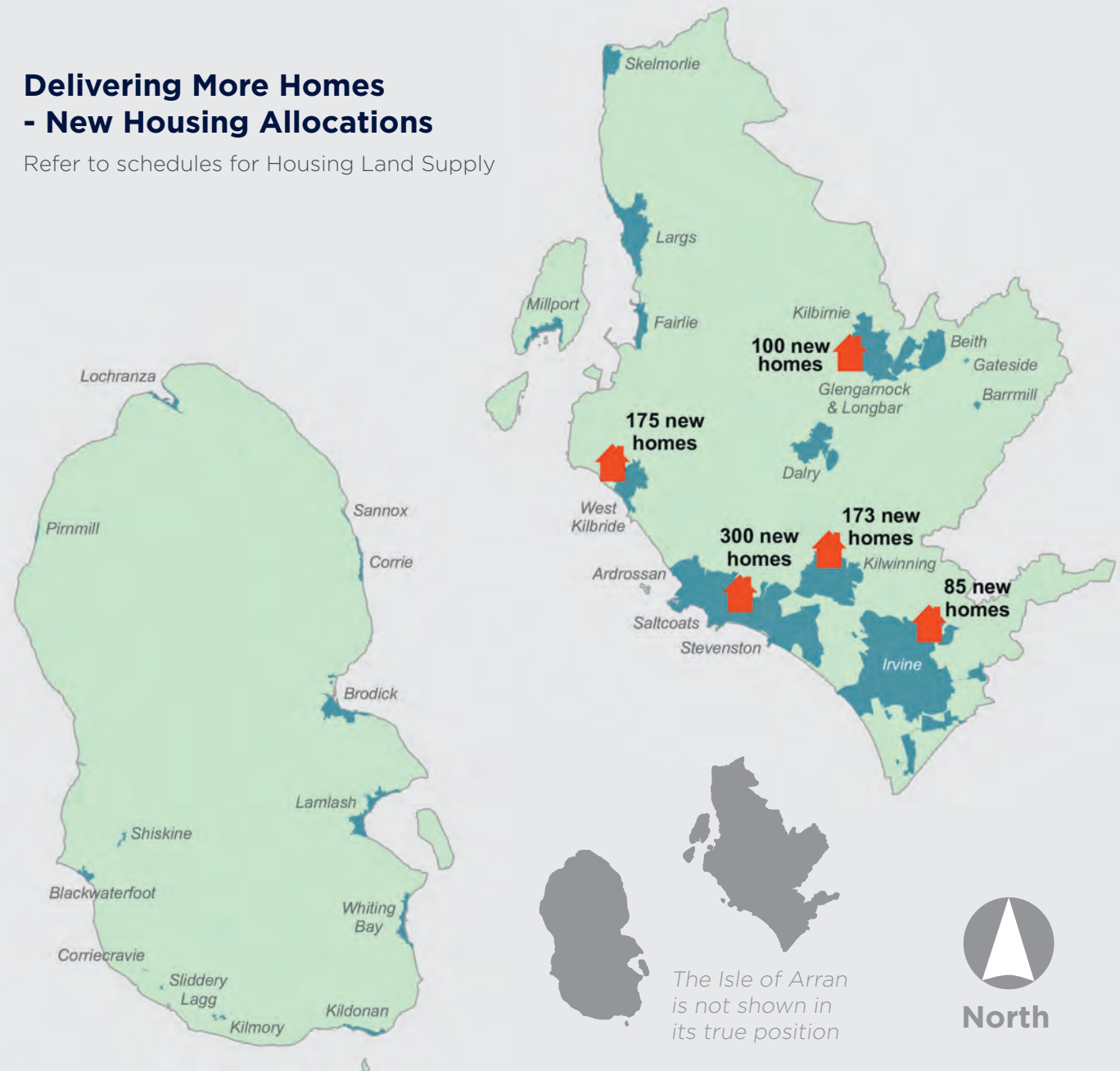
We will monitor the delivery of new homes in North Ayrshire through a housing land audit to ensure the maintenance of an effective five-year supply of land for housing. Where we identify and confirm a shortfall we will consider innovative approaches to enable development in the first instance. We will only support new housing proposals where they would help us achieve the vision, for example by aligning with the principles of the spatial strategy and being compliant with other aspects of the plan particularly by way of impact on committed infrastructure and the environment.





Delivering More Homes - New Housing Allocations

Refer to schedules for Housing Land Supply



Policy 2:

Regeneration Opportunities

In principle, we will support and promote development of brownfield land (including vacant and derelict land) within our settlements, where the development aligns with the placemaking policy. In particular, we support the re-use of sites shown in schedule 4 for a range of urban uses which would contribute to the placemaking agenda, subject to their impact on the surrounding established amenity, assessment against the Placemaking Policy and in particular their impact on utility and service capacity.

Note that proposals for significant footfall generating uses considered against this policy should accord with the Town Centre First Principle and must not undermine the vitality or viability of town centres or the delivery of the effective housing and industrial land supplies except where they would support the principle of sustainable development.

We will support development of the regeneration opportunities for a range of integrated urban uses including:

- Residential.
- Local-scale community and leisure uses.
- Other local employment uses like shops, banks, cafes, workshops, garages, and small offices (including working from home).

We will also support alternative solutions which would improve the amenity or economic outlook of the surrounding area such as

- Greening (Woodland planting, allotments etc.)
- Renewable Energy Generation
- Protection and enhancement of green and blue networks

There may also be instances in the plan period where new regeneration sites are identified. In principle we will support proposals which are innovative, contribute to our placemaking agenda and align with our vacant and derelict land strategy.



Policy 3:

Town Centres and Retail

Our town centres are the social and economic heart of our communities, providing jobs, homes and employment. Appropriate development within our town centres has the potential to improve their vitality and vibrancy. This can also ensure that investment in our communities is directed in a way that is most beneficial to residents, employees and visitors to our towns.

In principle, we will support development in our network of centres shown in schedule 6 where it would be of a scale appropriate to that centre.

For development that has the potential to generate significant footfall, we will support proposals that have adopted a town centre first sequential approach. This includes retail and commercial leisure uses, offices, community and cultural facilities and where appropriate, public buildings such as education and health facilities.

We will require that locations are considered, and a reasoned justification given for discounting them, in the order of preference:

- Town centres (as defined in Strategic Policy 1).
- Edge of town centres.
- Other commercial centres (as defined above).
- Out-of-centre locations that are, or can be made, easily accessible by a choice of transport modes.



We will be flexible and realistic in applying the sequential approach, in particular where key sector and employment uses are proposed, to ensure that different uses are developed in the most appropriate locations. It is important that community, education and healthcare facilities are located where they are easily accessible to the communities that they intend to serve. We recognise that for some uses, such as sports centres and schools, a town centre location may not always be the appropriate location for them, particularly where sports pitches are part of the proposal.

When a development is proposed within our Network of Centres, we will support proposals which positively contribute to:

- The role and function of the centre within the network, including by addressing an identified opportunity.
- Quality of character and identity that creates a shared sense of place for users, visitors and residents
- Community well-being, including by supporting the integration of residential uses and by enhancing links with surrounding residential areas and tourist attractions via the road and path network with associated blue & green network.

- Vitality, viability and vibrancy of the centre, supporting it as a place for business to locate, expand and flourish by enhancing and diversifying the mix of uses including supporting economic and social activity.
- Our important retail streets/areas (as described in schedule 6 and in our Town Centre Audits), recognising the fragile nature of some of our retail areas.
- Accessibility of the town centre including considering the location of regular rail and bus routes.

In principle, we will also support proposals which align with town centre strategies and we will continue to encourage other regeneration initiatives, such as Conservation Area renewal projects, which improve the quality, accessibility and perception of town centre environments.



Policy 4:

Leisure, Retail and other Tourism-Related Development on Arran

We will support the development and implementation of the Islands Bill, including the production of a National Islands Plan for Scotland.

In principle, we will support development for a range of leisure, retail and other tourism-related development on Arran, subject to the proposal demonstrating:

- Integration with the existing settlement form, or
- Significant social or economic benefit to the island while having no unacceptable adverse environmental impacts, or
- It forms part of, and would benefit, an established tourist destination.



Policy 5:

Shopfronts, Signs and Advertisements

We will support proposals for the display of advertisements, including shopfronts and signs, where:

- It would positively contribute to the visual appearance of the surrounding area, and,
- It would not harm public safety.

In general we would expect signage to have a clear purpose, be brand-recognisable, and where appropriate multilingual. We will generally resist hoardings, neon lights, flood-lighting, balloons and flags.

Planning guidance documents 'advertisements' and 'shopfronts' set out how relevant proposals should take into account amenity and public safety in terms of design, scale, siting, location and public safety. Regard should also be given to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended).



Policy 6:

Supporting Sustainable Tourism

We will, in principle support the creation and enhancement of tourism and related activities that are in accordance with the Tourism Framework for Scotland and with the Council's current Tourism Strategy, including development and expansion of:

- Chalets, static and touring caravan, and other camping sites.
- Hotels, boarding houses, hostels, bed and breakfast facilities and guesthouses.
- Destination clusters (for example cafes, visitor shops, views, starts of walks and so on).
- Associated staff and seasonal accommodation.

Development should be sited to take into account the details contained with the flood risk management policy, in particular for uses described as being most vulnerable by SEPA.



Policy 7:

Business and Industry Employment Locations

We will, in principle support and promote the development of the locations listed in schedule 5 for business and industry uses. In these locations other employment generating uses may also be supported providing they would not undermine the marketability of the area for business and industry uses. The following are some examples of other employment generating uses that we will consider:

- General leisure and commercial leisure uses, where there is no sequentially preferable location within town and edge of town centres or commercial centres
- Waste recycling and power generation (including renewables)
- Non-industrial uses that provide services and amenities for employees in business locations, and that do not undermine the town centre strategy in the LDP (for example nurseries), or the wider function of the industrial areas
- A range of other businesses that have difficulties in finding appropriate locations

For other employment generating uses, including outwith identified employment locations, we will consider the resultant employment density of the proposed development, the impact on the vitality and viability of the area's town centre network, in accordance with Policy 3 Town Centres and Retail, the effect on local transport infrastructure and potential environmental impact.

We will seek to ensure that infrastructure provision at employment locations is exemplary and will support development which includes superfast broadband provision, heat network connection (or future-readiness), and low carbon technology integration (such as car charging points).

We will monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) within the business land supply.

We will use the appropriate employment densities guide published by the U.K Government to consider potential employment generating uses.

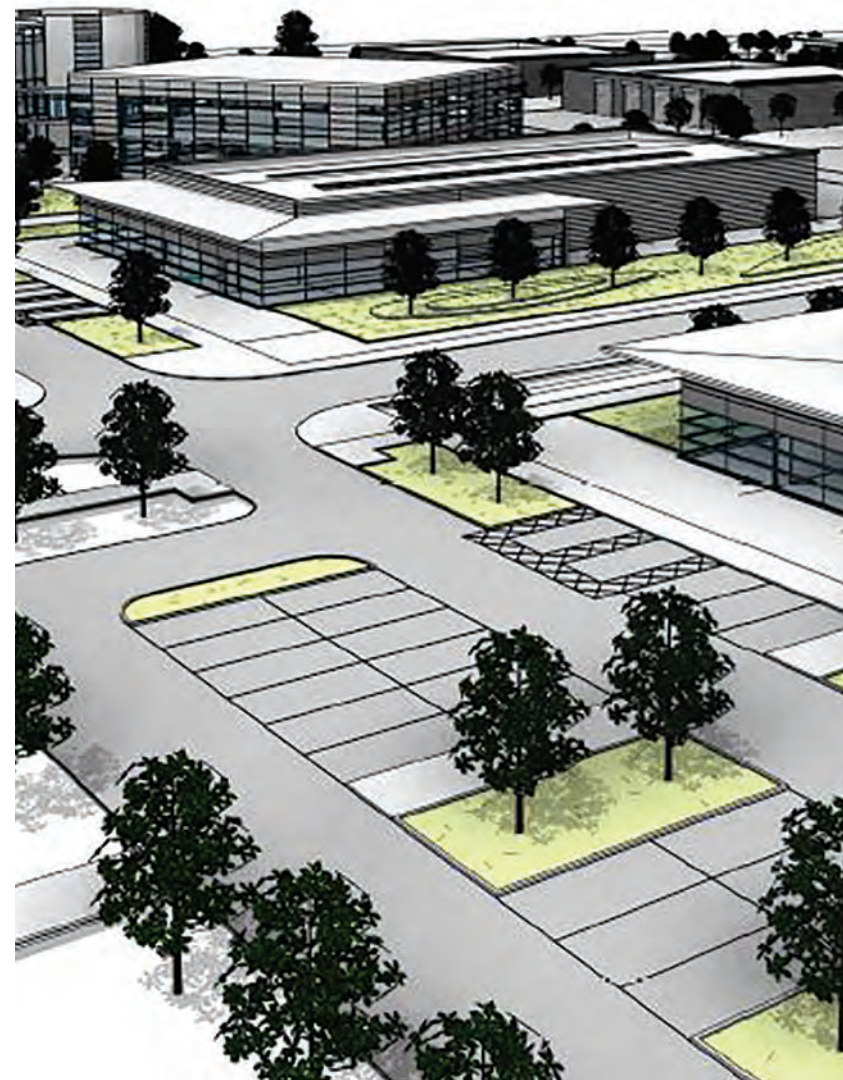


Image by Austin-Smith: Lord

Policy 8:

Business Development on Arran and Cumbrae

We will support developments that will have a positive impact on the vitality, vibrancy and viability of the island and avoid unacceptable adverse impacts on the environment, amenity or the tourism offer of the area.

We will promote as a preference, the existing settlement pattern in providing the best-placed locations because these are likely to have access to utilities and services and to ensure the greatest range of employees can access new businesses.

Proposals will be supported where they have demonstrated a sequential approach to site selection in the following order of preference:

- Within or adjacent to established industrial and business locations
- Within settlements
- Edge of settlements
- Within existing countryside buildings
- Rural locations that are, or can be made, easily accessible by a choice of transport modes

We will be flexible and realistic in applying the sequential approach, in particular where key sector and employment uses are proposed to ensure the island can capitalise on major inward investment opportunities.



Policy 9:

Preserving and Enhancing our Conservation Areas

Development within or adjacent to a Conservation Area, that preserves or enhances its character and appearance, and is consistent with any relevant Conservation Area Appraisal or Management Plan, will be supported providing it can be demonstrated that it retains appropriate scale, proportion, siting, massing, design, and use of materials whilst not inhibiting high quality innovative design.

There is a presumption against the demolition of unlisted buildings that contribute positively towards the character and appearance of a Conservation Area. Proposals will only be supported in the following exceptional circumstances:

- i) The proposal is accompanied by a suitable redevelopment of the site which contributes positively toward the character and appearance of the Conservation Area. Such proposals should also include interim landscaping or sensitive screening of the site. We will also expect proposals to be accompanied by an implementation timetable and where the redevelopment period is considered to be excessive the demolition will generally be resisted.

AND

- ii) A competent assessment of the building’s contribution to the Conservation Area has concluded that there is little or no value in the building’s retention; and
 - The repair or reuse of the building is not economically viable; or
 - The demolition of the building is essential to delivering significant benefits to the wider community economically, socially or environmentally.

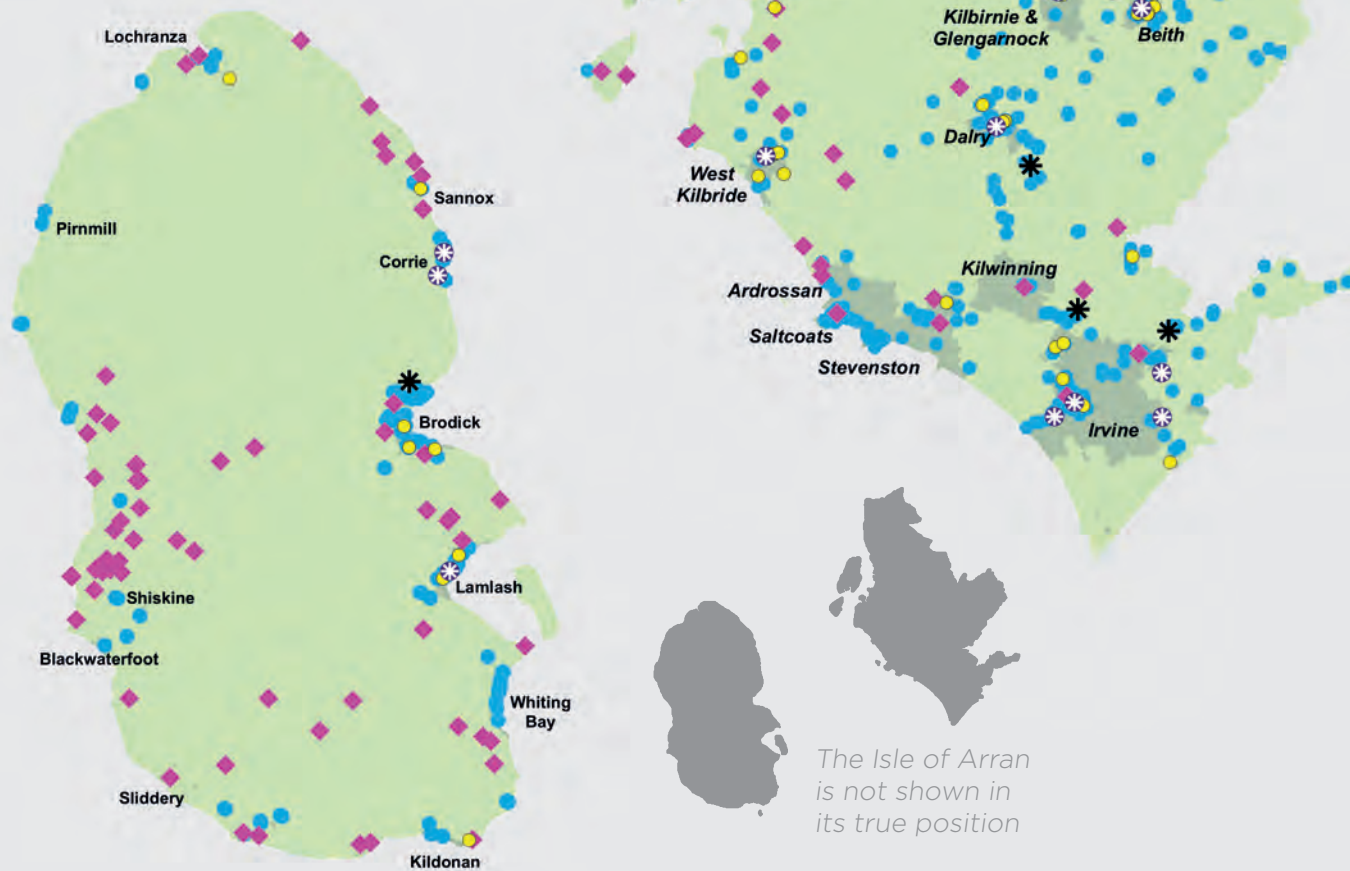
Works to trees within Conservation Areas will be supported where they are:

- Part of an agreed scheme of tree management; or
- Required on the grounds of safety or nuisance; or
- Directed towards trees which are not of a material value to the conservation area (i.e. the trees are small, self-seeded saplings; or not otherwise visible to the public/neighbours – they are remotely located; or fast growing tree species such as conifers, leylandii etc.); or
- In association with a wider development proposal which would enhance the amenity of the conservation area overall – including one where suitable replacement trees can be accommodated.

Further information on our Built Heritage Designations can be found in schedule 9.

Historic Environment

- ✱ Conservation areas
- ✱ Gardens and designed landscapes
- Tree preservation orders
- Listed buildings
- ◆ Scheduled ancient monuments



Policy 10:

Listed Buildings

We will support proposals for the re-use and restoration of a Listed Building where the special architectural or historical interest of the building is preserved and enhanced. This can include the restoration of original features which have previously been lost due to development or demolition. The layout, design, materials, scale, siting and use of any development affecting a Listed Building or its setting should be appropriate to the character and appearance of the listed building.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

There is a presumption against the demolition of Listed Buildings and will only be supported in the following exceptional circumstances:

- i) The building is not of special interest; or
- ii) The building is incapable of repair and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or
- iii) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period; or
- iv) The demolition of the building is essential to delivering significant benefits to the wider community economically, socially or environmentally



Policy 11:

Historic Gardens and Designed Landscapes

We will promote the development of Landscape Management Plans that seek to prioritise the preservation and enhancement of our Historic Gardens and Designed Landscapes by supporting applications for the Landscape Management Plan Grants Scheme (or similar) to ensure that these important assets are managed appropriately.

We will only support development proposals affecting Historic Gardens and Designed Landscapes and their setting when they are in line with Landscape Management Plans or otherwise preserves and enhances their importance. Development proposals should also seek to preserve important vistas to, from or within the Historic Garden and Designed Landscape.

Gardens and Designed Landscapes can be fragile and are easily damaged or lost if not properly managed. We also recognise that these landscapes are dynamic and change is inevitable. Change may also be desirable where proposals preserve and enhance the Inventory of Designed Landscapes.

Policy 12:

Scheduled Monuments

Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Development proposals directly affecting Scheduled Monuments will require Scheduled Monument Consent from Historic Environment Scotland.

Policy 13:

Non-designated Archaeological Sites and Monuments

We will only support development where it respects the integrity of our archaeological landscape. Archaeological sites and monuments should be preserved in situ wherever possible. Development proposals that do not preserve archaeological sites and monuments in situ will not be supported unless there is an overwhelming social, economic or environmental reason. In such situations, developers will be required to undertake appropriate excavation, recording, analysis, publication and archiving of the finds before and/or during development.

Chapter 2:

A Natural, Resilient North Ayrshire

North Ayrshire's environment is a key asset and provides a range of opportunities for enjoyment, recreation and sustainable economic activity. We want to enable a natural, resilient North Ayrshire by helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use.

This chapter sets out the key policies for developing our green and blue network, forestry, open space, outdoor sports facilities, cemeteries, as well as setting out the value we place on our landscape, seascape, water environment, biodiversity and habitats.

It will significantly contribute to Healthier North Ayrshire outcome by providing support for our 'design for all' theme through our open space, sports pitches, cemeteries and marine planning policies.

It will significantly contribute to Healthier and Working North Ayrshire outcome by providing support for our 'bringing services together', 'investment' and 'open

for business' internationalisation themes through our green and blue infrastructure and aquaculture policies respectively.

It will significantly contribute to Safer North Ayrshire outcome by providing support for 'creating a safe environment' through our water quality and flood risk management policies.

It will significantly contribute to Thriving North Ayrshire outcome by providing support for our 'physical activity' and 'benefits the next generation theme through our open space, sports pitches and Muirshiel park policies as well as our landscape and seascape, natural environment, and forestry, woodlands, trees and hedgerows policies.





Image by
Greenspace Scotland

Policy 14:

Green and Blue Infrastructure

All proposals should seek to protect, create, enhance and/or enlarge our natural features and habitats which make up our green and blue infrastructure (including open space), ensuring no unacceptable adverse environmental impacts occur.

Green and blue infrastructure should be multi-functional, accessible and integral to its local circumstances. For example, Sustainable Urban Drainage Systems (SuDS) have the potential to play a key role in the delivery of meaningful blue and green infrastructure, providing amenity and improving biodiversity as well as providing a sustainable flood risk solution. We will require details of the proposed arrangements for the long-term management and maintenance of green infrastructure, and associated water features, to form a key part of any proposal.

Our Open Space Strategy (2016-2026) highlights the need for an audit which identifies valued and functional green and blue infrastructure or open space capable of being brought into use to meet local needs. We will support the temporary use of unused or underused land as green infrastructure including where it consists of advanced structure planting to create landscape frameworks for future development. Support will be given to proposals which seek to enhance biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats. We will also support proposals that are in accordance with the vision and outcomes of the Central Scotland Green Network as well as those of the Garnock Connections Project.

The different scales and types of Green and Blue Infrastructure and how they connect



*Living wall
at Irvine Townhouse*

The building – home, garden or workspace

- Green roofs
- Living walls
- Gardens or grounds
- Rainwater harvesting systems
- Driveways (permeable)



Path at Irvine Low Green

Connections

- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks

Connections

- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks



Saltcoats path

Informal space at Montgomerie Park



Neighbourhood

- Amenity greenspace
- Informal recreation space
- Allotments, community growing spaces
- Playing Fields
- Sports Areas
- Burial grounds, cemeteries
- Urban Woodland
- Ponds
- Water courses

Strategic Places

- Civic Scale Spaces
- Public parks and gardens
- Country and Regional Parks
- Natural/semi-natural greenspaces
- Grasslands
- Designed landscapes
- Formal gardens
- Urban farms
- Blue networks
- Rivers lochs and wetlands

The Street

- Boundary features eg hedges
- Street trees
- Verges
- Swales
- Porous paving
- Sustainable Urban Drainage Systems (SuDS)

Water Connection at Brodick Bay



Largs street trees



Connections

- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks

Eglinton Country Park



Policy 15:

Landscape and Seascape

We will support development that protects and/or enhances our landscape/seascape character, avoiding unacceptable adverse impacts on our designated and non-designated landscape areas and features. In particular, we will consider the following:

a) National Scenic Areas

Development that affects the North Arran National Scenic Area including the need to protect existing sport and recreation interests, will only be supported where:

- i) the objectives of the designation and the overall integrity of the area will not be compromised; or
- ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

b) Special Landscape Areas

We will only support development which affects Special Landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting.

c) Wild Land

We will only support development within Wild Land areas where any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

d) Local Landscape Features



Where appropriate, development should take into consideration its individual and cumulative impacts on landscape features, including:

- i) patterns of woodlands, fields, hedgerows and trees;
- ii) lochs, ponds, watercourses, wetlands, the coast and wider seascape;
- iii) settlement setting, including approaches to settlements;
- iv) the setting of green network corridors, such as important transport routes and the cycle and footpath network;
- v) historic, natural and recreational features of interest, skylines and hill features, including important views to, from and within them.



For all development with the potential to have an impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered as part of any planning application. Where there is potential for development to result in significant adverse landscape/visual impact, a landscape and visual impact assessment (LVIA) will be required. The Ayrshire Landscape Character Assessment (SNH, 1998) and North Ayrshire Settlement Development Strategy (Entec, 2008) provide further information on designations such as Local Landscape Character Areas and the Potential Limit of Development Expansion areas as shown on the map on page 81 and on our online proposals map. These landscape assessment documents, and any new or updated landscape assessments, will be key considerations in determining whether development proposals would be acceptable within the landscape.

Landscape Designations

-  National scenic area
-  Wild land areas
-  Special landscape areas
-  Limit of development expansion
-  Local landscape character areas
-  Settlements



Policy 16:

Protection of our Designated Sites

We will support development which would not have an unacceptable adverse effect on our valuable natural environment as defined by the following legislative and planning designations;

a) Nature Conservation Sites of International Importance

Where an assessment is unable to conclude that a development will not adversely affect the integrity of a site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and suitable compensatory measures are provided to ensure that the overall coherence of the Natura Network is protected.

b) Nature Conservation Sites of National Importance

Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

c) Nature Conservation Sites of Local Importance

Development adversely affecting Local Nature Reserves or Local Nature Conservation Sites will generally not be permitted unless it can be demonstrated the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of local importance.

d) Marine Protected Areas

Development likely to have an adverse effect on the protected features of South Arran MPA will not be supported. Proposals are also required to consult with the Clyde Marine Planning Partnership (CMPP).






e) Biodiversity Action Plan Habitats and Species

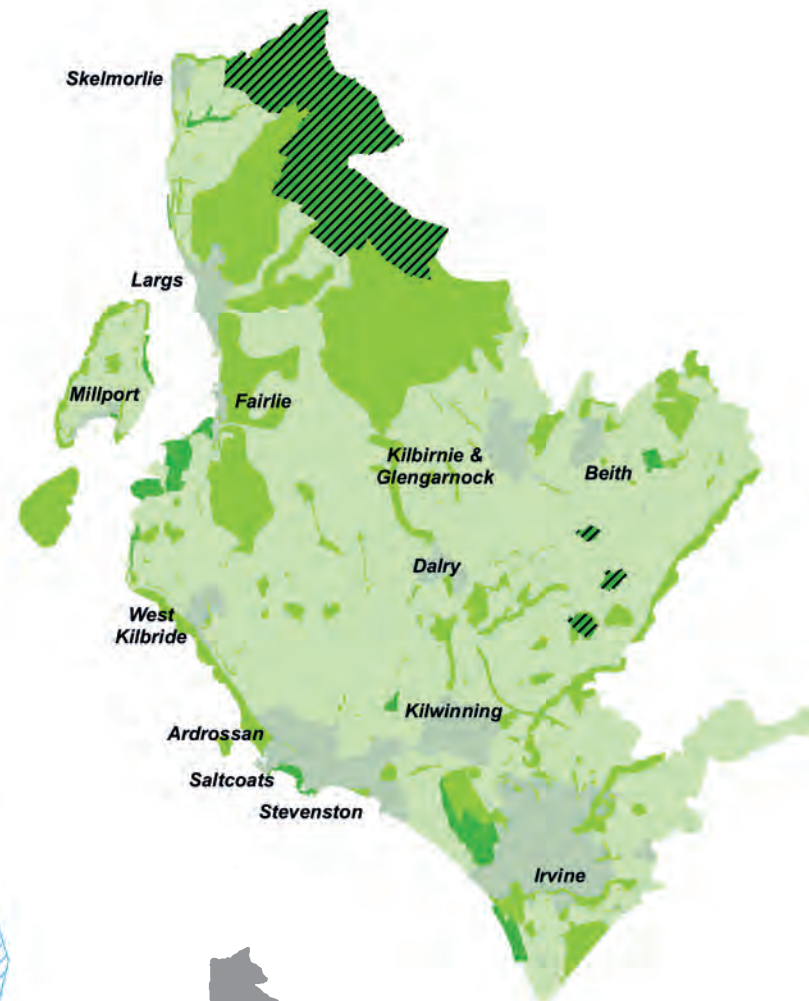
Development adversely affecting priority habitats or species set out in the North Ayrshire Local Biodiversity Action Plan will not be permitted unless it can be demonstrated the impacts are clearly outweighed by social or economic benefits of local importance.

f) Protected Species

- Development likely to have an unacceptable adverse effect on;
- i) European Protected Species (see Schedules 2 & 4 of the Habitats Regulations 1994 (as amended) for definition); Birds, Animals and Plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (as amended); or badgers, will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.
 - ii) The Scottish Biodiversity List (SBL) of animals, plants and habitats that Scottish Ministers considered to be of principle importance for biodiversity conservation in Scotland.

Natural Environment

-  Natura 2000 sites
-  Sites of special scientific interest
-  Local nature conservation sites
-  Marine protection area
-  Lamlash Bay No Take Zone



The Isle of Arran
is not shown in
its true position



Policy 17:

Clyde Muirshiel Regional Park

Proposals that affect Clyde Muirshiel Regional Park must have regard to the Park's statutory purpose of providing recreational access to the countryside.

Proposals should also take account of wider objectives as set out in relevant management plans and strategies, namely to:

- Provide visitors of all ages and abilities the opportunity for quality recreation. Using its unique assets the Park will facilitate a high quality programme of leisure activities which contribute to the health agenda
- Ensure the Park is an increasingly popular and productive venue for formal and informal education and outdoor learning. More people will participate in learning opportunities and will develop a better appreciation of the area's natural and cultural heritage
- Ensure the Park is an attractive and ecologically important visitor destination with increased biodiversity value. The Park embraces opportunities for positive environmental change

**Policy 18:**

Forestry, Woodland, Trees and Hedgerows

Development proposals will only be supported when it would not result in the loss or deterioration of an ancient or long-established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat.

Where development includes the removal of woodland, the Scottish Government's Control of Woodland Policy and the current Ayrshire and Arran Woodland Strategy including relevant compensatory planting requirements will be taken into account.

Where the loss of trees, hedgerows or woodlands of merit is unavoidable and compensatory planting is required, replacement trees should be of a similar scale and massing to the loss or if smaller there should be additional tree planting committed to ensure a net gain is achieved. We will also expect developers to engage with Forestry Commission Scotland.

We recognise that trees and woodlands are an important yet dynamic part of our landscape. In recognition of this where a tree (or group of trees) is of significant value to public amenity or where they strongly contribute to the character of a Conservation

Forestry Strategy

Broad Landscape Zones – Ayrshire and Arran Woodland Strategy 2014

- Lowland basin
- North Arran
- Renfrew heights
- South Arran

Area we may consider promoting a formal Tree Preservation Order (TPO). We will normally only do this when there is a clear, pressing and immediate threat to a valuable tree (or group of trees) – not as a matter of course and not in conflict with good arboricultural practice and management. In the case of works to trees covered by a tree preservation order we will support management schemes and maintenance works that adhere to good arboricultural practice.

Generally, we will support proposals for dedicated timber export facilities as well as timber export developments that are combined with other marine based activities on Arran where there are no unacceptable adverse environmental impacts and align with our Placemaking policy. Proposals should also align with Policy 28: Transport as an Economic Driver.

Supplementary Guidance: Trees and Development provides guidance on information required to be submitted as part of planning applications involving tree works as well as matters to consider when designing and constructing development to minimise impacts on trees.



Policy 19:

Developments Involving Open Space

Developments involving the loss of open space (excluding outdoor sports facilities) will only be supported where they accord with the Council's current Open Space Strategy and in the following exceptional circumstances:

- the open space is:
 - of limited amenity and/or recreational value (not as a result of neglect or poor maintenance) and does not form part of a recognised upgrading/improvement scheme or strategy; or
 - a minor part of a larger area of functional open space and the development would not harm or undermine the function of the main site; or
 - a minor part of the wider provision of open space and its loss would not result in a significant deficiency of open space provision within the immediate area; or
- the development would result in
 - a local benefit in terms of either alternative equivalent provision being made or improvement to an existing public park or other local open space; or
 - significant benefits to the wider community which outweigh the loss of open space.

Policy 20:

Outdoor Sports Facilities

Development involving the loss of outdoor sports facilities will only be supported in the following exceptional circumstances:

- it is ancillary to the principal use of the site as outdoor sports facility, or;
- it involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training, or;
- the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area, or;
- there is a clear excess of provision to meet current and anticipated demand in the area (quantity), and that the site would be developed without detriment to the overall quality of provision as informed by a relevant strategy and in consultation with sportscotland*

*In the absence of an up to date Pitches and Facilities Strategy, it is unlikely that development proposals would be able to satisfy the fourth bullet point, until a relevant Strategy is in place and/or in consultation with sportscotland.

Policy 21:

Cemetery Sites

Proposals for additional cemetery provision to meet identified needs within our locality areas of Irvine, Kilwinning, Arran, North Coast, Three Towns and Garnock Valley will be supported where unacceptable environmental and amenity impacts are avoided. Groundwater assessments may be required to support proposals with mitigation measures identified and agreed where necessary.

Policy 22:

Water Environment Quality

We will support development that helps achieve the objectives of the Water Framework Directive and the River Basin Management Plan for Scotland. Generally, development which would lead to the deterioration of the water environment will be resisted unless it would deliver significant social, environmental or economic benefits.

Development will be required to ensure no unacceptable adverse impact on the water environment by:

- a) Protecting and enhancing the ecological status and riparian habitat, natural heritage, landscape values and physical characteristics of water bodies (including biodiversity and geodiversity);
- b) Protecting and enhancing existing flood plains; protecting opportunities for public access to and recreation and enjoyment on and around lochs, rivers, burns, wetlands and the coastal marine area; and
- c) Having regard to any designated Bathing Waters. Where engineering works are required in or near water bodies, there will be a presumption in favour of soft engineering techniques and against the culverting of watercourses, unless there is no suitable alternative. Proposals for culverting of watercourses for land gain

may only be justified if the applicant can demonstrate that:

- No other practical option exists that would allow the watercourse to remain open; and
- The proposed development is of over-riding public interest.

We support connection to public sewerage systems in the first instance but recognise that wastewater solutions must be affordable and delivered at the most appropriate scale and that in many cases septic tank systems can be the most sensible solution for a household or small community (this also might be bespoke for our island communities). We will consider the cumulative impact of such solutions and support a preference for community solutions.

Development should ensure that appropriately sized buffer strips are maintained between the built and water environments.

Indicative Width of watercourse (top of bank)	Indicative Width of buffer strip (either side)
Less than 1m	6m
1-5m	6-12m
15-15m	12-20m
15m+	20m+

Policy 23:

Flood Risk Management



We will support development that demonstrates accordance with the Flood Risk Framework as defined in Scottish Planning Policy and shown in schedule 7, relevant flood risk management strategies and local flood risk management plans. We will also support schemes to manage flood risk, for instance through natural flood management, managed coastal realignment, wetland or green infrastructure creation.

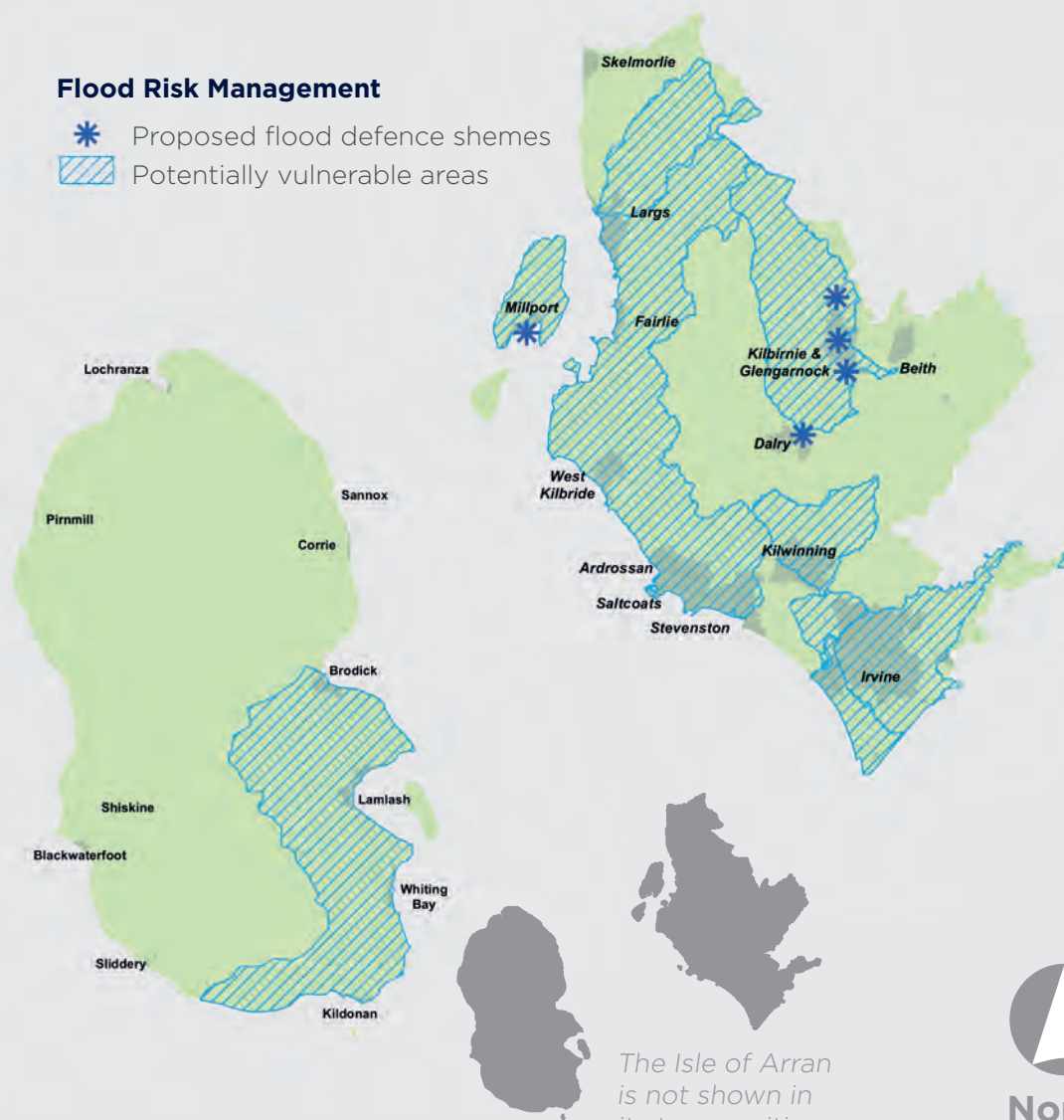
Generally development should avoid locations of flood risk and should not lead to a significant increase in the flood risk elsewhere. Land raising and elevated buildings will only be supported in exceptional circumstances, where it is shown to have a neutral or better impact on flood risk outside the raised area.

Development proposals should:

- Clearly set out measures to protect against, and manage, flood risk.
- Include sustainable urban drainage systems (SuDS) where surface water is proposed to be discharged to the water environment, in accordance with the Water Environment (Controlled Activities) (Scotland) Regulations 2011 as amended.
- Include provision of temporary/construction phase SuDS.
- include appropriate long-term maintenance arrangements.
- Be supported by an appropriate flood risk assessment where at risk of flooding from any source in medium to high risk areas and for developments in low to medium risk areas identified in the risk framework (schedule 7).
- Take account of SEPA's flood risk and land use vulnerability guidance (2018) and any relevant updates to, or replacements of this guidance.

Flood Risk Management

-  Proposed flood defence schemes
-  Potentially vulnerable areas



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Policy 24:

Alignment with Marine Planning

We will, in principle, support developments with a marine component or implication (such as marinas, ports, harbours, marine tourism and recreation, fish farming, and land based development associated with offshore energy projects and defence establishments) where they are within a recognised developed coastal location and provided they are consistent with Scotland's National Marine Plan and the emerging Regional Marine Plan for Clyde Marine Region.










All marine proposals should identify environmental impacts and mitigate against these to ensure there are not any unacceptable adverse impacts.

Developments on coastal areas with significant constraints will be supported, in principle, only where they would also contribute to the economic regeneration or well-being of communities whose livelihood is dependent on marine or coastal activities.

Developments on undeveloped sections of coast which possess special environmental or cultural qualities, such as wild land will generally be resisted unless there would be a significant economic value of the development and that environmental impact issues can be satisfactorily addressed.

Generally development requiring new defences against coastal erosion or coastal flooding will not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk or where a scheme has already been identified in the Spatial Strategy or the current Ayrshire Shoreline Management Plan.

Coastal Zones

-  Port/Harbour/Marina
-  Seal haul out site
-  Shellfish water protected area
-  SportsScotland National Centre
-  Undeveloped coast
-  Developed coast
-  Isolated coast
-  Lamlash Bay No Take Zone
-  Marine protection area



Policy 25:

Supporting Aquaculture

We will, in principle, support aquaculture development where it accords with Marine Scotland's locational guidelines (updated quarterly by the Scottish Government) for aquaculture and would result in economic and social benefits for local communities and the ongoing sustainable development of the aquaculture industry. Proposals for new development will be supported where there is no unacceptable adverse impacts (including cumulatively) on the following:

- landscape, seascape and visual amenity.
- biological carrying capacity of land and water bodies, including the sea, lochs and river systems.
- the protection and enhancement of the wider physical environment and amenity.
- coastal and marine species (including wild salmonids) and habitats (including Wild land).
- the historic environment and the sea bed.
- other users of the marine environment (including commercial fisheries, Ministry of Defence, navigational routes (including commercial and recreational routes), ports and harbours, anchorages, tourism, recreational and leisure activities (including coastal access networks and links golf courses, in terms of the impact of coastal processes and in particular coastal erosion).
- The strategic transport network.

Chapter 3:

A More Connected Place

We want to support better transport and digital connectivity and the importance of our communications links is highlighted in this chapter.

It sets out the key policies for developing our digital infrastructure and new communication equipment, sustainable transport and active travel and recognising transport as an economic driver.

It will significantly contribute to our Healthier, Safer, Thriving North Ayrshire outcome by providing support for our 'bringing services together', 'creating a safe

environment' and 'physical activity themes through our sustainable transport and active travel policy.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'investments' theme through our digital infrastructure and new communications and transport as an economic driver policies.



Policy 26:

Digital Infrastructure and New Communications Equipment

We want to encourage the provision of digital infrastructure to new homes and business premises to create a universal world class network that is future-proofed in line with the Scottish Government’s World Class 2020 document and the roll-out plans of digital communications operators, community groups and others, such as the Scottish Government and the UK Government.

We will support proposals for new communication equipment, particularly those addressing areas with low or no connectivity capacity or coverage, where they;

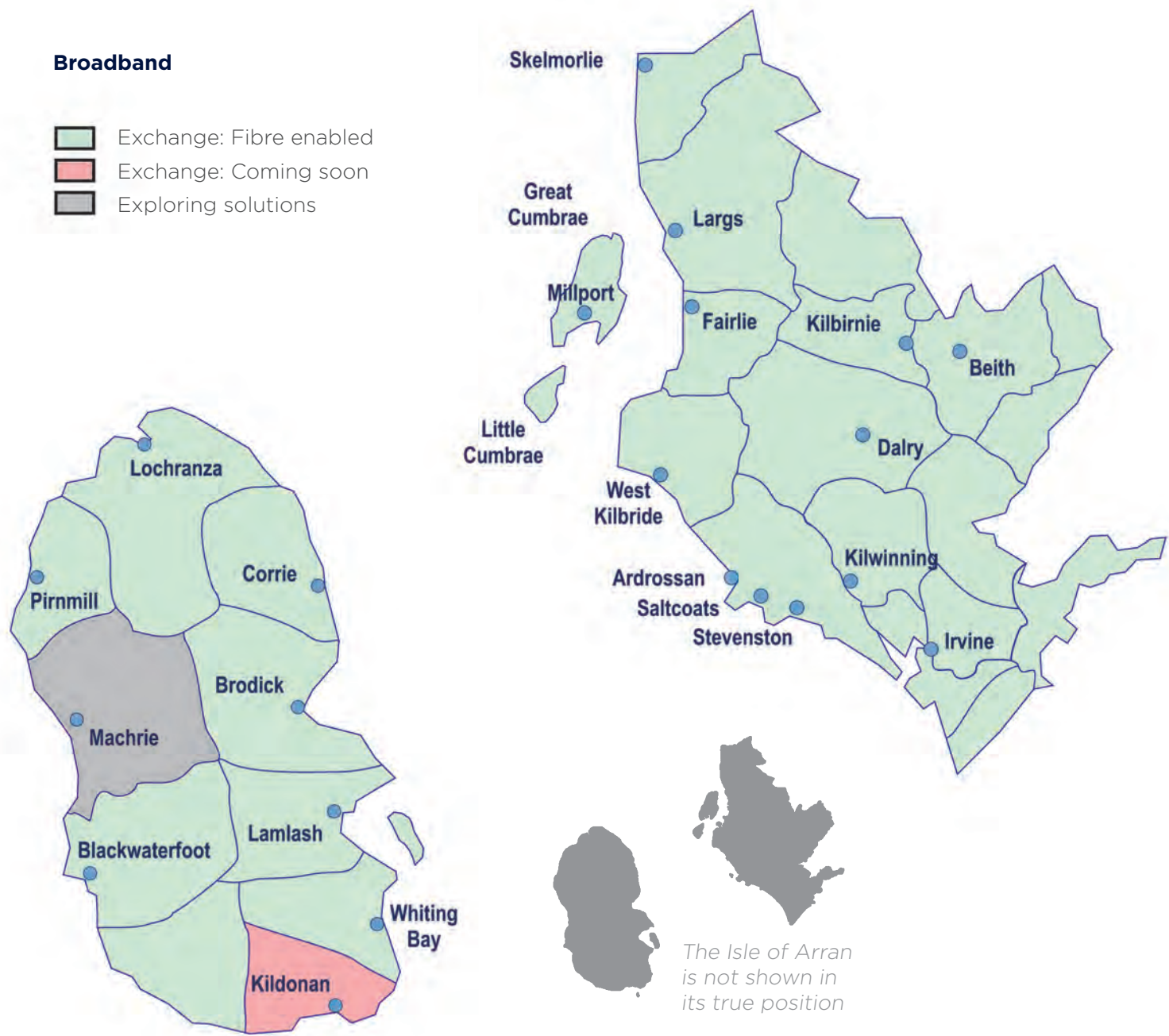
- i) Would deliver new services or provide technological improvements
- ii) Would not physically obstruct aerodrome operations, technical sites or existing transmitter/receiver facilities. and;
- iii) are sited and designed to keep environmental impacts to a minimum.

Providers of communications equipment will require to adequately demonstrate that the following options have been considered in site selection and design of a base station(s):

- i) Mast or site sharing.
- ii) Installation on buildings or other existing structures.
- iii) Installing the smallest suitable equipment, commensurate with technological requirements.
- iv) Concealing or disguising masts, antennas, equipment housing and cable runs using design camouflage techniques where appropriate.
- v) Installation of ground-based masts.

Sufficient information should be provided in order to demonstrate that the proposal is in an appropriate location and designed to not have any unacceptable adverse effects. The types of information required to be submitted with a planning application could include;

- An explanation of how the proposed equipment fits into the wider network
- A description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution
- Details of the design, including height, materials and all components of the proposal
- Details of adverse effects on aerodrome operations, technical sites existing transmitter/receiver facilities and proposed mitigation
- Details of any proposed landscaping and screen planting, where appropriate
- An assessment of the cumulative effects of the proposed development in combination with existing equipment in the area
- A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation
- An assessment of visual impact (including cumulative effects), if relevant



Policy 27:

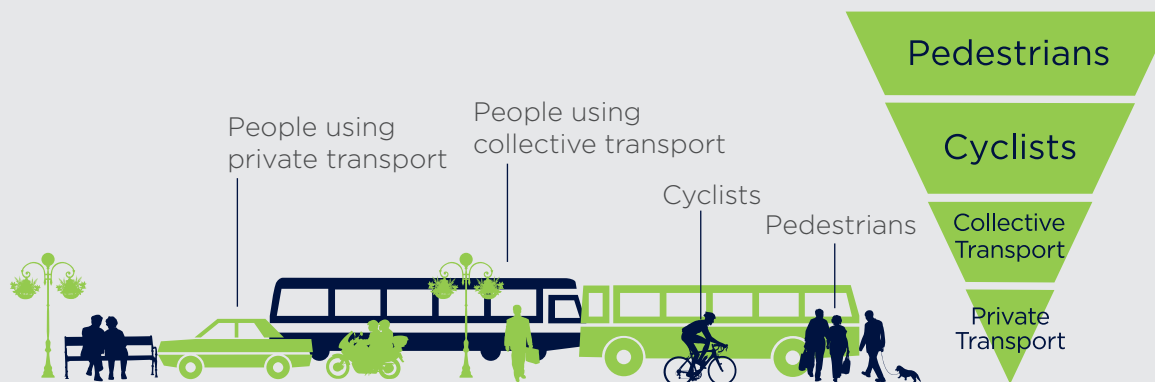
Sustainable Transport and Active Travel

We will support development that:

- contributes to an integrated transport network that supports long term sustainability
- reduces inequality by improving the accessibility and connectivity of employment opportunities and local amenities
- provides safe and convenient sustainable transport options and supports modal shift to sustainable transport and active travel.
- reduces the need to travel or appropriately mitigates adverse impacts of significant traffic generation, road safety and air quality, including taking into account the cumulative impact.
- takes a design-led, collaborative approach to street design to provide safe and convenient opportunities for integrated sustainable travel in the following order of priority: pedestrians, people on cycles, people using collective transport (buses, trains etc.) and people using private transport.
- considers the potential requirements of other infrastructure providers, including designing for the potential development of district heat networks by for example incorporating access points into the transport network to allow for future pipe development or creating channels underneath the road/infrastructure to enable pipe development with minimal disruption to the networks.
- enables the integration of transport modes and facilitates movement of freight by rail or water (in preference to road). This would include, for example, the provision of infrastructure necessary to support positive change in transport technologies, such as charging points for electric vehicles and the safeguarding of disused railway lines with the reasonable prospect of being used as rail, tram, bus rapid transit or active travel routes.
- considers the impact on, and seeks to reduce risk to level crossings, including those located within Ardrossan, Stevenston and Gailles.

Proposals are expected to include an indication of how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.

Prioritising users in street designs



We will take account of:

- the implications of development proposals on traffic, patterns of travel and road safety.
 - Significant traffic generating uses should be sited at locations that are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. Where this is not achievable, we may seek the provision of subsidised services until a sustainable service is achievable.
- the potential vehicle speeds and level of infrastructure provided for the expected numbers of trips by all modes.
- the relationship between land use and transport and particularly the capacity of the existing transport network, environmental and operational constraints, and proposed or committed transport projects.
- committed and proposed projects for the enhancement of North Ayrshire's transport infrastructure, including improved park and ride provision.
- specific locational needs of rural communities. We recognise that in rural

areas we need to be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small scale park and ride facilities at nodes on rural bus corridors will be considered.

- The Council's adopted Local Transport Strategy, Core Paths Plan, Town Centre Parking Strategy and parking requirements.
- The need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.
- The provision of new and improved links to existing and proposed active travel routes which are integrated with the wider strategic network, including the National Walking and Cycling Network, core paths and the Ayrshire Coastal Path.

Developments likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment, Air Quality Assessment and a Travel Plan. A Transport Statement will be required for smaller scale developments that will not have a major impact on the transport network, but are still likely to have an impact at a local level on the immediate transport network.

National Development:

The National Walking and Cycling Network (NWCN) was designated as a national development within the National Planning Framework (NPF3). This is an ambitious project which aims to grow Scotland's network of paths from 6,000 to 8,000 km by 2035. Key routes in North Ayrshire which will contribute to this network are detailed below. These are being developed in partnership with Sustrans and Scottish Natural Heritage as lead organisations for the delivery of the NWCN. These include the development of an off-road alignment for:

- National Cycle Network (NCN) Route 73 (North) between Brodick and Corrie on the Isle of Arran
- NCN Route 753 between Skelmorlie and Ardrossan
- While not explicitly referenced in NPF3, support will be given to development of an off-road alignment for NCN Route 7 between Kilwinning and Kilbirnie.

Policy 28:

Transport as an Economic Driver

We want a transport network that delivers economic growth by:

- strengthening North Ayrshire's connectivity to Glasgow and the rest of Scotland.
- improving and promoting sustainable transport and active travel links for example between residential and key employment areas.
- supporting the improvement and supplementation of our rail freight interchange and port facilities to support the increased movement of freight by rail as well as from road to rail or water.
- safeguarding opportunities for rail access to our ports ensuring that there are appropriate transportation options to ferry terminals for all modes of transport, and support the provision of bus and train interchange facilities.
- safeguarding opportunities for freight access.
- safeguarding roadside facilities and provision for lorry parking.
- considering new junctions on trunk roads (in collaboration with Transport Scotland) where significant economic growth or regeneration benefits can be demonstrated such as through the Irvine Bay Transport Model Protocol. New junctions will only be considered where they are designed in accordance with DMRB and where there would be no adverse impact on road safety or operational performance.
- supporting proposals for the enhancement of transport infrastructure, including improved park and ride provision.
- continuing engagement with Transport Scotland and implementing the interventions identified in the Irvine Bay Transport Model Protocol at the appropriate time.

The Council commits to supporting the Ayrshire Timber Transport Liaison Group and seeks to address the issues related to timber transport in a holistic, sustainable and coherent manner.



Chapter 4:

A Low Carbon North Ayrshire

We want to reduce our impact on climate change and facilitate our transition to a low carbon economy by encouraging mitigation and adaptation measures.

This chapter sets out our approach to energy infrastructure development, minerals safeguarding and extraction, waste management (including hazardous waste), as well as the protection of valuable carbon rich soils.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'investment' and 'open for business' internationalisation themes through our energy infrastructure development and heat networks policies and waste management and responsible extraction of minerals policies.

It will also contribute to our Safer North Ayrshire outcome by providing support for our 'creating a safe environment' theme through our hazardous installations and substances policy.

In addition it will also contribute to our Thriving North Ayrshire outcome by providing support for our 'benefits the next generation' theme through our safeguarding of minerals and protection of peatland and carbon-rich soils policies.



Policy 29:

Energy Infrastructure Development

We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:

Environmental

- Communities and individual dwellings – including visual impact, residential amenity, noise and shadow flicker;
- Water quality;
- Landscape – including avoiding unacceptable adverse impacts on our landscape designations;
- Effects on the natural heritage – including birds;
- Carbon rich soils including peat;
- Impacts on the historic environment – including scheduled monuments, listed buildings and their settings.

Community

- Establishing the use of the site for energy infrastructure development;
- providing a net economic impact – including socio-economic benefits such as employment, associated business and supply chain opportunities;
- Scale of contribution to renewable energy generation targets;
- Public access – including impact on long distance walking and cycling routes and scenic routes identified in the National Planning Framework;
- Impacts on tourism and recreation;
- Specific locational opportunities for energy storage/generation.

Public Safety

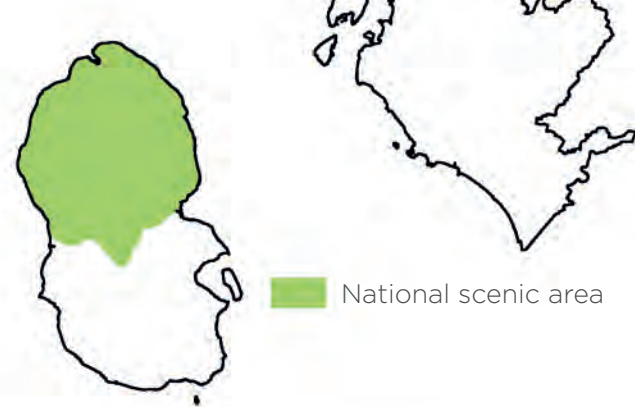
- Greenhouse gas emissions;
- Aviation and defence interests and seismological recording;
- Telecommunications and broadcasting installations – particularly ensuring that transmission links are not compromised; radio telemetry interference and below ground assets;

- Road traffic and adjacent trunk roads;
- Effects on hydrology, the water environment and flood risk including drinking water quality and quantity (to both the public and private water supplies);
- Decommissioning of developments – including ancillary infrastructure, and site restoration and aftercare.

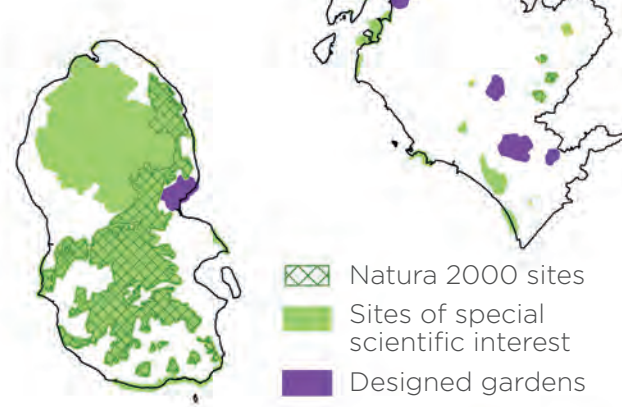
Proposals should include redundancy plans which will demonstrate how apparatus will be timeously removed as reasonably soon as the approved scheme ceases operation. There may be a requirement for financial bonds to ensure that decommissioning can be achieved. Taking into consideration the above, proposals for wind turbine developments should accord with the Spatial Framework (as mapped) and consider the current Landscape Capacity Study for Wind Farm Development in North Ayrshire. This study will be used as a point of reference for assessing all wind energy proposals including definitions of what small to large scale entails.

Windfarm Spatial Framework

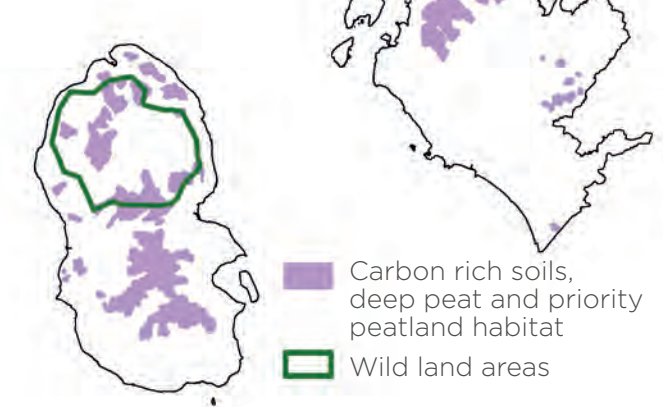
Group 1: Areas where wind farms will not be acceptable



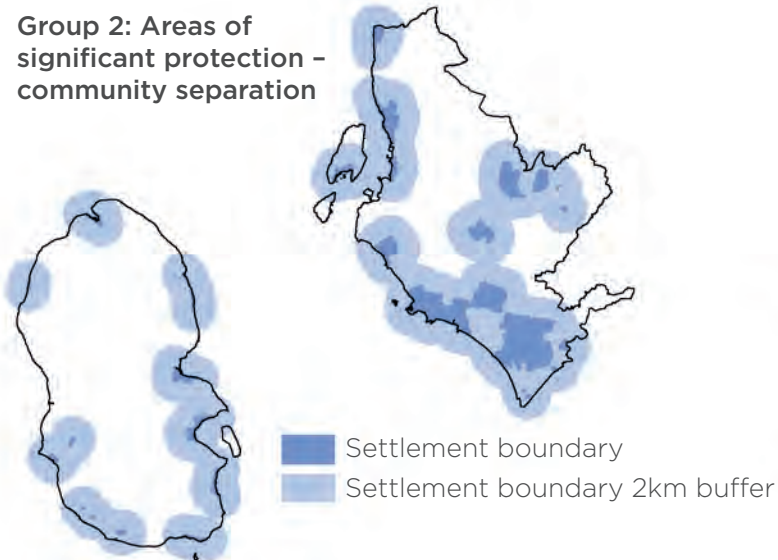
Group 2: Areas of significant protection – national and international designations



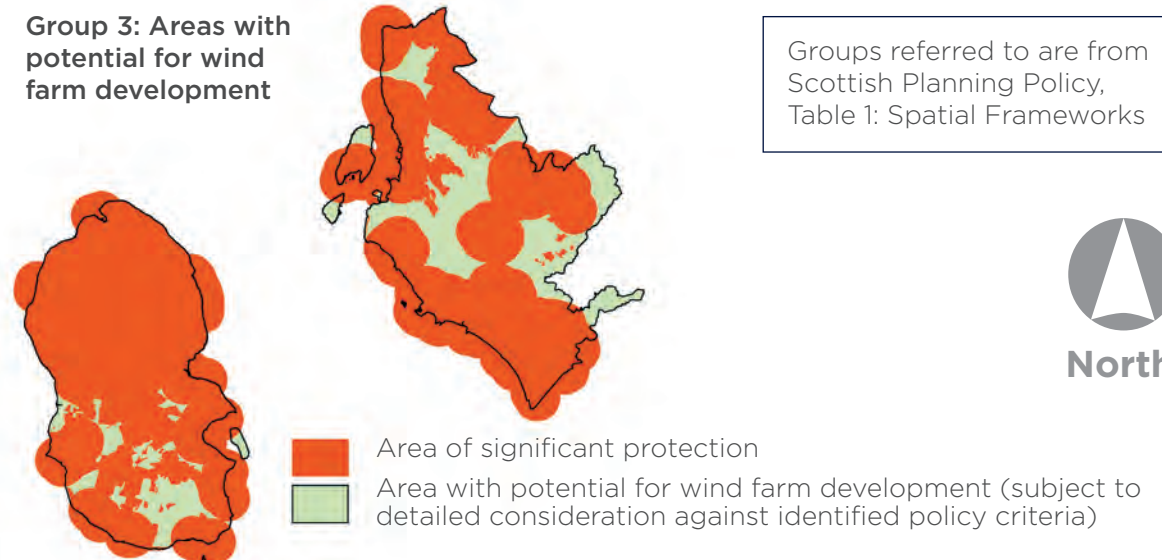
Group 2: Areas of significant protection – other nationally important environmental interests



Group 2: Areas of significant protection – community separation



Group 3: Areas with potential for wind farm development



Groups referred to are from Scottish Planning Policy, Table 1: Spatial Frameworks



Policy 30:

Waste Management Facilities

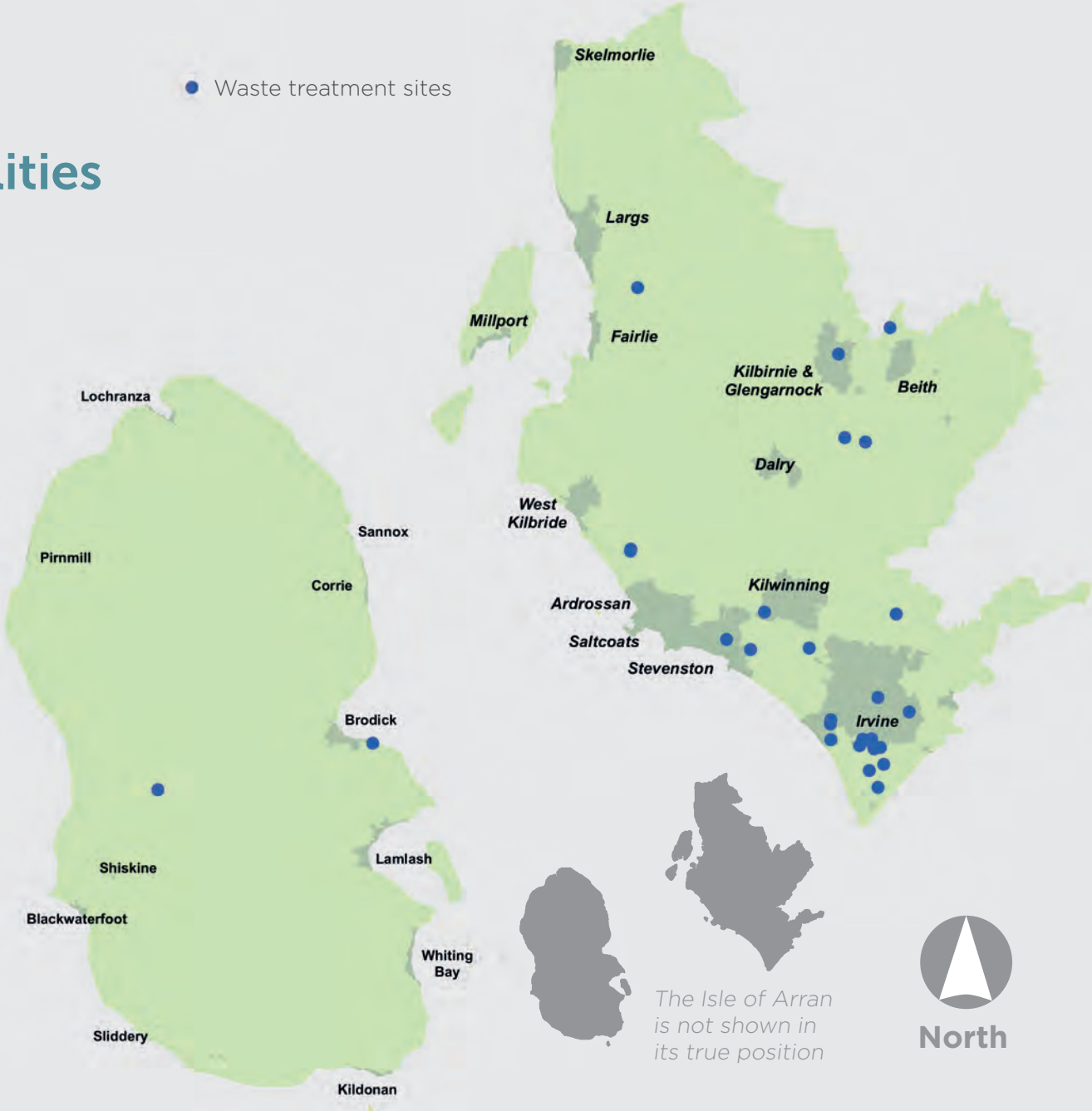
Proposals for the development of waste management facilities that align with Scotland’s Zero Waste Plan and the Council’s Waste Management Strategy, including any ancillary operations, will be supported subject to meeting the following criteria:

- i) Compatibility with surrounding existing and allocated land uses; and
- ii) Satisfactory provision for the mitigation of adverse impacts is secured in relation to the environment, transport, public health and safety; including site restoration, after care plans, buffers of a satisfactory distance between dwellings or other sensitive receptors and screening where appropriate.

Proposals for development that would compromise the operation of waste management facilities would be resisted.

As a general guide, appropriate buffer distances may be:

- 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant;
- 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant;
- >250m between sensitive receptors and landfill sites.



Policy 31:

Future Proofing for Heat Networks

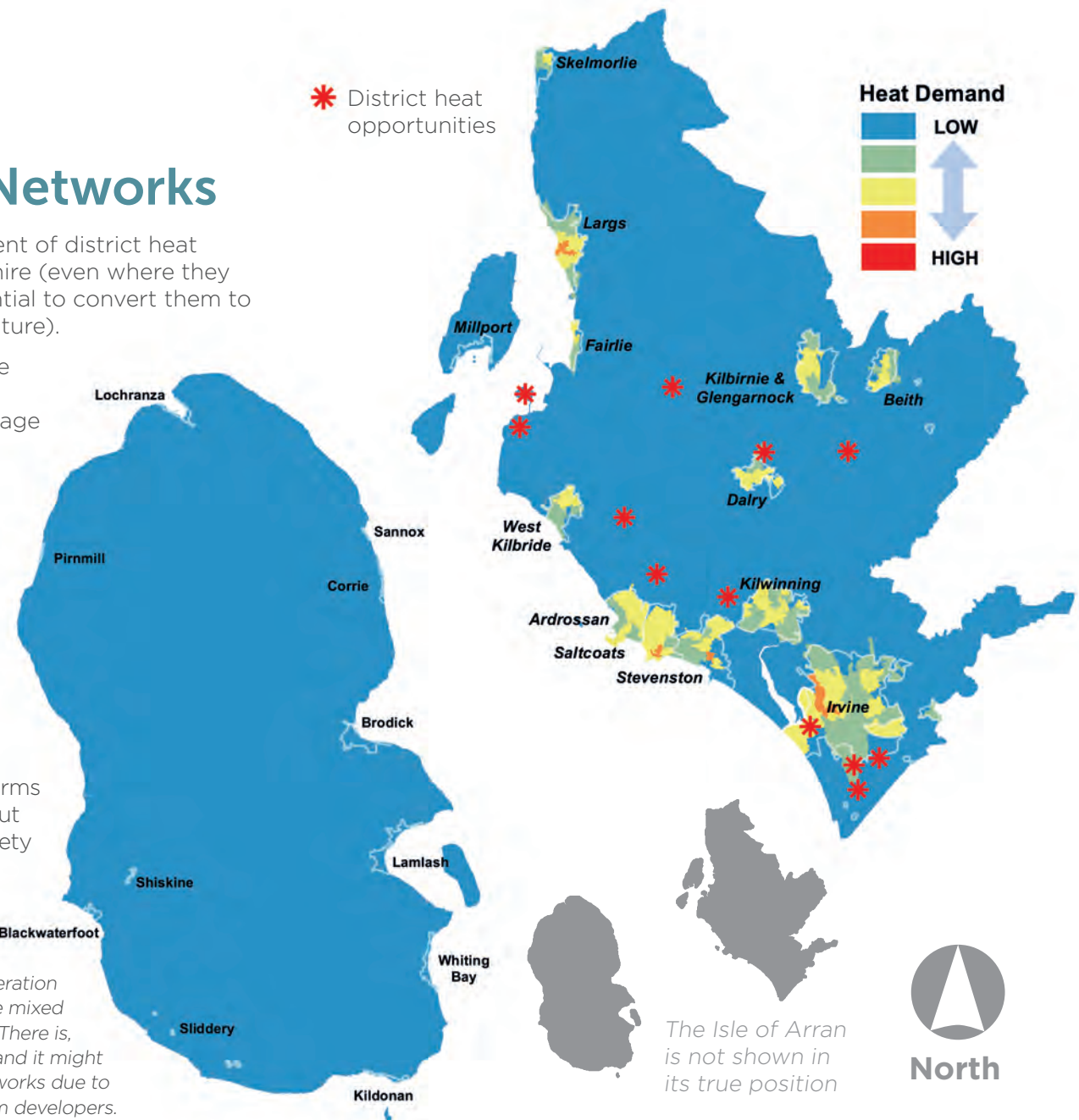
We will support proposals for the creation or enhancement of district heat networks in as many locations as possible in North Ayrshire (even where they are initially reliant on carbon-based fuels if there is potential to convert them to run on renewable or low carbon sources of heat in the future).

We will seek to identify and safeguard existing and future heat network generation and distribution infrastructure, including pipework and pipework within, and to the curtilage of, new developments.

Proposals for development that constitute a significant heat source or substantial development* which would not result in the creation or enhancement of district heat networks should include:

- i) provision for on-site heat recovery and re-use infrastructure; or
- ii) a heat network generation and distribution infrastructure plan (a district heating plan), taking into account the potential to connect to future heat demand sites; or
- iii) demonstrable evidence that district heating or other forms of renewable generation storage have been explored but are not feasible for technical (proximity, geography, safety etc) or economic reasons.

* 'Substantial' developments consist of urban extensions, large regeneration areas or large development sites subject to master planning or large mixed use developments and major sites (50 residential units and above). There is, however, an element of judgment that will need to be applied here and it might be that some other locations offer significant potential for heat networks due to their local context, support from the local authority, and 'buy in' from developers.

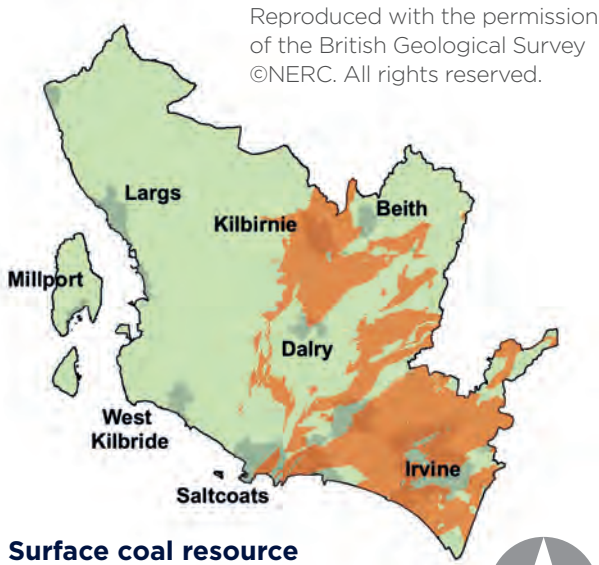
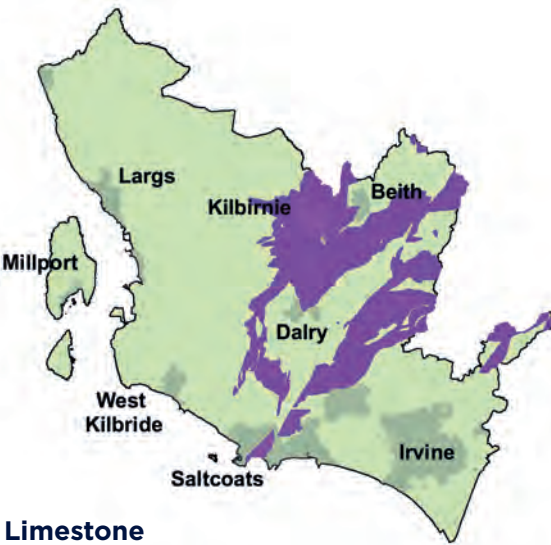
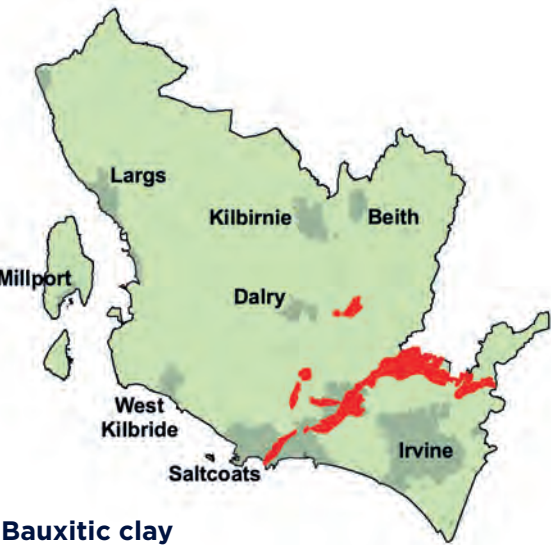


Policy 32:

Safeguarding of Workable Mineral Resources

Development that would result in the sterilisation of workable mineral resources which are of economic or conservation value will not be supported. These mineral resources include, but are not limited to, deposits associated with the northern outcrop of Ayrshire Bauxitic Clay and the limestone deposits around Beith.

Where viable, and appropriate, applicants should secure extraction of coal prior to permanent development above workable coal reserves.



**The minimap shows mainland North Ayrshire's surface coal resource based on public information from the Coal Authority. Note that the Isles of Arran and Cumbrae have no identified resource and are therefore have been excluded from the map.*



Policy 33:

Responsible Extraction of Mineral Resources

Proposals for the conventional extraction of mineral resources, including extraction of sand, gravel, coal and peat, will be supported provided that:

- i) a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and
- ii) It has been demonstrated, for example through the submission of a waste management plan (as per the Management of Extractive Waste (Scotland) Regulations 2010), that any adverse impacts (including cumulatively) on local communities, individual houses, economic sectors, natural and historic environment (including recreational users) and sensitive receptors, can be satisfactorily mitigated, including by taking into account:
 - a. transportation/road traffic generation;
 - b. disturbance, disruption, blasting, vibration, pollution of land, air and water environment; and

- iii) there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long term monitoring of the water environment and an ongoing maintenance plan.

Development proposals for the exploration, appraisal and extraction of coal bed methane, underground coal gasification, shale gas, and other forms of hydrocarbons, which are extracted using unconventional means will not be supported. For new or extended proposals, a financial guarantee or bond may be required to ensure appropriate restoration, enhancement and aftercare following extraction of minerals. Development proposals for the extraction of peat will also be subject to the provisions of Policy 34: Protecting Peatland and Carbon Rich Soils.

Policy 34:

Protecting Peatland and Carbon Rich Soils

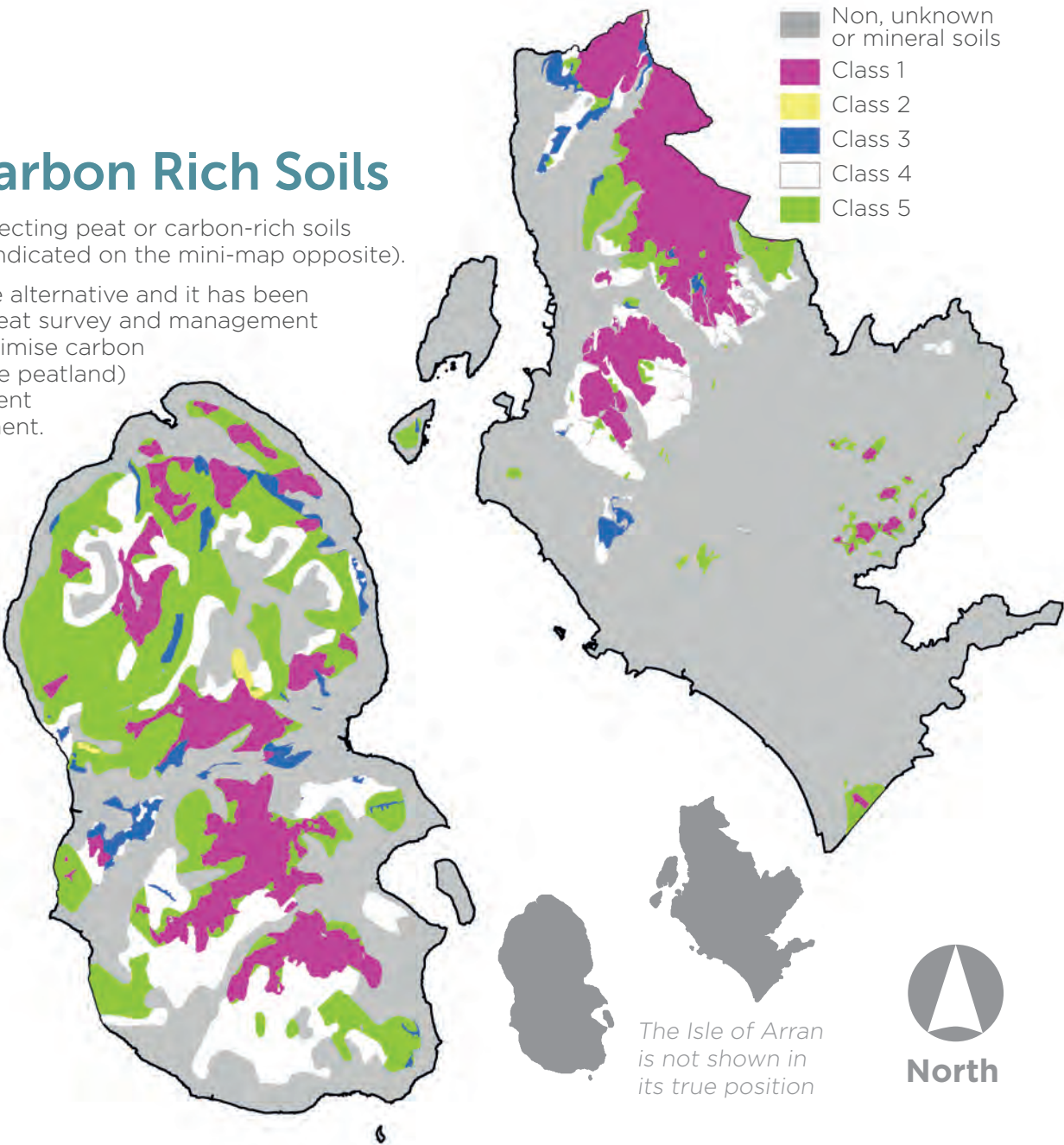
We will take a precautionary approach to development affecting peat or carbon-rich soils (shown on the SNH Carbon Rich Soils and Peat map and indicated on the mini-map opposite).

We will only support development where there is no viable alternative and it has been demonstrated, for example, through the submission of a peat survey and management plan, that mitigation measures can be implemented to minimise carbon emissions (by minimising the draining or disturbance of the peatland) and that the economic and social benefit of the development outweigh any potential detrimental effect on the environment.

Proposals for commercial peatland will only be supported in areas suffering historic, significant damage through human activity, where the conservation value is low and restoration is impossible.

Definitions of the Classes of Carbon Rich Soils

- Class 1: All vegetation cover indicates priority peatland habitats – and – All soils are carbon rich soils and deep peat
- Class 2: Most of the vegetation cover indicates priority peatland habitats – and – All soils are carbon rich soil and deep peat
- Class 3: Vegetation cover does not indicate priority peatland habitat but is associated with wet and acidic soil types – and – Most soils are carbon rich soils, with some areas of deep peat
- Class 4: Area unlikely to be associated with peatland habitats or wet and acidic soils – and – Area unlikely to include carbon rich soils
- Class 5: Vegetation cover does not indicate peatland habitat – and – All soils are carbon rich soil and deep peat.



Policy 35:

Hazardous Installations and Substances

Proposals for development in the vicinity of major-accident hazard sites for example within Health and Safety Executive consultation zones, or the designated safeguarding areas for civilian infrastructure (such as pipelines, airports, power stations) or other sites should take into account the potential impacts on the proposal and the major-accident hazard site of being located in proximity to one another. Decisions should be informed by the Health and Safety Executive's advice, based on the PADHI tool. Similar considerations apply in respect of development proposals near licensed explosive sites (including military explosive storage sites).

Proposals for development involving the use, transmission or storage of hazardous substances will not be supported where there would be significant adverse impacts on the environment or health and safety.

Radioactive storage and management at Hunterston

Development for the storage and/or management of low level and intermediate level radioactive waste will be supported within the nuclear licensed area at Hunterston where the development:

- i) relates to low level and intermediate radioactive waste arising from Hunterston A and B only; and
- ii) is consistent with the relevant national policy and strategy for managing radioactive waste in Scotland; and
- iii) includes adequate measures to mitigate adverse impacts on the environment, transport and public health.

Proposals will not be supported for the storage and/or management of low level and intermediate level radioactive waste arising from other nuclear installations.

Schedule 1: Schedule of Land Ownership

Section 15(3) of the Act requires LDPs to contain a schedule of land that is owned by the planning authority and affected by any of the policies, proposals or views expressed in the plan. Schedule 1 of the regulations contains a form for this purpose. Scottish Ministers intend this provision to relate to policies, proposals or views relating to specific built developments on specific sites, and not to broad policy designations.

Description of Land Owned by North Ayrshire Council	Town	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land
i3 Enterprise Zone	Irvine	Strategic Policy 3: Strategic Development Areas
Irvine Harbourside	Irvine	Strategic Policy 3: Strategic Development Areas
Ardrossan Harbour and North Shore	Ardrossan	Strategic Policy 3: Strategic Development Areas
Millport CARS and Flood Defence Scheme	Millport	Strategic Policy 3: Strategic Development Areas
Stoneyholm Mill and Lochshore	Kilbirnie	Strategic Policy 3: Strategic Development Areas
Montgomerie Park	Irvine	Strategic Policy 3: Strategic Development Areas
Hunterston Port and Energy Hub	Hunterston	Strategic Policy 3: Strategic Development Areas
Brodict Harbour	Brodict	Strategic Policy 3: Strategic Development Areas
Land at Junction of Portencross Road	West Kilbride	Policy 1 – New Homes and Maintaining an Effective Housing Land Supply
Mayfield Farm	Saltcoats	Policy 1 – New Homes and Maintaining an Effective Housing Land Supply
Land at Beach Drive	Irvine	Strategic Policy 1 – Towns and Villages Objective
Land southwest of Portland Road	Irvine	Strategic Policy 1 – Towns and Villages Objective
Land east of Garnock Campus	Glengarnock	Strategic Policy 1 – Towns and Villages Objective

Schedule 2: Housing Sites

Schedule 2a: Schedule of Allocated Sites anticipated to be active 2019-2024

Site Details	Indicative Capacity	Potential Site Mitigation
GARNOCK VALLEY	100	
West Of Newhouse Drive, Kilbirnie (Cfs44)	100	Flood Risk Assessment, Air Quality Assessment and Water and Drainage Assessment
IRVINE/KILWINNING	258	
Lochlibo Road, Irvine (Cfs07)	85	Flood Risk Assessment, Water and Drainage Assessment and Ecological Assessment
Wood Farm, Kilwinning (Cfs15)	173	Flood Risk Assessment, Health Impact Assessment and Water and Drainage Assessment
NORTH COAST AND CUMBRAE	175	
Portencross Road, West Kilbride (Cfs65)	175	Air Quality Assessment, Health Impact Assessment, Education contribution assessment, Flood Risk Assessment and Water and Drainage Assessment
THREE TOWNS	300	
Mayfield Farm, Saltcoats (Cfs51)	300	Health Impact Assessment and Water and Drainage Assessment
TOTAL	833	

Arranged by Housing Sub-Market Area, by Settlement and then by Call for Sites Reference (in brackets).

Schedule 2b: Schedule of Indicative Capacity of Housing Sites anticipated to be active between 2019-2024

Site Details	Indicative Capacity	Potential Site Mitigation
ARRAN	241	
Cairnhouse Farm, Blackwaterfoot (NA0946)	20	
Springbank, Brodick (NA0343)	100	Flood Risk Assessment
South And West Of Springbank Farm, Brodick (NA0411)	20	Flood Risk Assessment
Brathwic Terrace, Brodick (NA1127)	31	Flood Risk Assessment
Margnaheglis 2A, Lamlash (NA0095a)	18	Flood Risk Assessment
Benlister South, Lamlash (NA1129)	20	Flood Risk Assessment
Benlister North, Lamlash (NA1130)	20	Flood Risk Assessment
South Of Golf Course Road, Whiting Bay (NA1131)	12	
GARNOCK VALLEY	608	
Auldlea Road, Beith (NA1117)	175	Flood Risk Assessment, Landscape and Visual Impact Assessment
Blair Road, Dalry (NA0883)	48	Flood Risk Assessment
Land At Blairland Farm, Dalry (NA1113)	200	Flood Risk Assessment, Contaminated Land or Agricultural Assessment, Air quality assessment and Health Impact Assessment
West Bankside Farm, Kilbirnie (NA1115)	185	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Landscape and Visual Impact Assessment
IRVINE/KILWINNING	1995	
Montgomerie Park West Private, Irvine (NA0525)	480	Flood Risk Assessment
Tarryholme (Phase 1), Irvine (NA0649)	86	Flood Risk Assessment
Tarryholme (Phase 2), Irvine (NA0649a)	109	Flood Risk Assessment
Tournament Park, Irvine (NA1095)	250	Health Impact Assessment and Ecological Impact Assessment. Adjacent employment area zoned as general urban area.
North Newmoor Industrial Estate, Irvine (NA1097)	260	Health Impact Assessment

Site Details	Indicative Capacity	Potential Site Mitigation
Perceton House, Irvine (NA1119)	40	Health Impact Assessment, Heritage Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Middleton Road, Irvine (NA1120)	77	Heritage Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Irvine Harbourside, Irvine (NA1122)	340	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Health Impact Assessment and Heritage Assessment
Annick Road (Menzies), Irvine (NA1149)	34	
Dalrymple Place, Irvine (NA1165)	32	
South West Of Melvin House, Kilwinning (NA0869a)	40	
Whitehirst 2, Kilwinning (NA0895b)	30	
East Of Buckreddan Lodge, Irvine Road, Kilwinning (NA0991)	31	
Nethermains Industrial Estate, Kilwinning (NA1099)	100	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air quality assessment and Health Impact Assessment
Corsehillhead (Cha), Kilwinning (NA1135)	16	Contaminated Land or Agricultural Assessment and Air quality assessment
St. Michael's Wynd, Kilwinning (NA1167)	70	
NORTH COAST	692	
112 Main Rd, Fairlie (NA0577)	38	Flood Risk Assessment
East Of Fairlie And South Of Keppenburn, Fairlie (NA0969)	50	Flood Risk Assessment
Noddsdale Meadow Phase 2, Largs (NA1142)	80	Contaminated Land or Agricultural Assessment, Flood Risk Assessment and Health Impact Assessment
Brisbane Glen Road, Largs (NA1143)	40	Flood Risk Assessment, Contaminated Land or Agricultural Assessment
Former Warren Park Care Centre, 2 Anthony Court, Largs (NA1156)	16	

Site Details	Indicative Capacity	Potential Site Mitigation
Former Largs Schools Cluster, Flatt Road, Largs (NA1168)	122	
St Colm's Place, Largs (NA1169)	35	
Copeland Cres, Millport (NA0688)	50	
Balnagowan 2, Skelmorlie (NA0106)	28	Flood Risk Assessment
Beach House Nursing Home, Skelmorlie (NA1072)	50	Flood Risk Assessment
Bowfield, West Kilbride (NA0059a)	10	Flood Risk Assessment
Ardrossan Road, Seamill, West Kilbride (NA1104)	109	Contaminated Land or Agricultural Assessment
Lawhill Farm, West Kilbride (NA1133)	64	Flood Risk Assessment, Contaminated Land or Agricultural Assessment
THREE TOWNS	783	
Ardrossan Harbour, Ardrossan (NA0923)	439	Flood Risk Assessment, Air quality assessment, Health Impact Assessment, Heritage Assessment and Ecological Impact Assessment
Sharphill East, Saltcoats (NA1096)	240	Contaminated Land or Agricultural Assessment and Air quality assessment
90-92 Canal Street, Saltcoats (NA1163)	18	
Ardoch Crescent 2, Stevenston (NA0786)	16	
Lundholm Road, Stevenston (NA1094)	70	Air quality assessment
TOTAL	4319	

Arranged by Housing Sub-Market Area, by Settlement and then by Housing Land Audit Reference (in brackets).

Schedule includes sites with an indicative capacity over 10 units as anticipated 2019.

Schedule 3: Schedule of Long-Term Housing Sites Anticipated to Become Active 2024-2029

Site Details	Indicative Capacity	Potential Site Mitigation
ARRAN	109	
West Mayish, Brodick (Na0925)	12	
Breadalbane Hotel Site, Kildonan (Na1088)	10	Flood Risk Assessment
Torrlinn Terrace 1, Kilmory (Na0345)	17	Flood Risk Assessment
Arranton, Lamlash (Na0270)	20	Flood Risk Assessment*
Arranton Bridge, Lamlash (Na0341)	50	Flood Risk Assessment
GARNOCK VALLEY	932	
Grahamston Ave, Glengarnock (Na0512)	15	Flood Risk Assessment*
Glebe, Glengarnock (Na0537)	64	Flood Risk Assessment*
Putyan, Dalry (Na0703)	26	Flood Risk Assessment
Kings Road, Beith (Na0899)	150	Flood Risk Assessment
Reddance Terrace, Dalry (Na0970)	20	
South End Of Knoxville Road, Kilbirnie (Na1050)	47	Flood Risk Assessment
Garnock Academy, Kilbirnie (Na1114)	200	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Landscape and Visual Impact Assessment
Garnock View, Kilbirnie (Na1125)	100	Flood Risk Assessment, Air quality assessment and Health Impact Assessment
Beith Road, Longbar (Na1116)	60	Air quality assessment
Lochshore, Kilbirnie (Na1144)	250	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Ecological Impact Assessment
IRVINE/KILWINNING	621	
Cairnmount (Montgomerie Park East), Irvine (Na0750)	365	Flood Risk Assessment
Woodside K, Kilwinning (Na0987)	18	Flood Risk Assessment

* Note that the Scottish Environment Protection Agency identify significant potential flood risk.

Site Details	Indicative Capacity	Potential Site Mitigation
Mossculloch Farm, Kilwinning (Na1112)	50	Contaminated Land or Agricultural Assessment and Air quality assessment
111 Bank Street, Irvine (Na1081)	18	
Springside Farm, Springside (Na1121)	170	Contaminated Land or Agricultural Assessment, Flood Risk Assessment and Heritage Assessment
NORTH COAST AND CUMBRAE	100	
Ardrossan High Road, West Kilbride (Na1103)	30	Contaminated Land or Agricultural Assessment
East Of Golf Course Road, Skelmorlie (Na1106)	20	Flood Risk Assessment, Contaminated Land or Agricultural Assessment, Health Impact Assessment and Ecological Impact Assessment
Skelmorlie Golf Club, Skelmorlie (Na1107)	50	Flood Risk Assessment, Contaminated Land or Agricultural Assessment and Health Impact Assessment
THREE TOWNS	354	
Pavilion Place, Ardrossan (Na0543)	44	
Former Kerelaw School, Stevenston (Na1110)	80	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air quality assessment, Health Impact Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Kerelaw South, Stevenston (Na1109)	30	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Ecological Impact Assessment
West Of Sharphill, Saltcoats (Na1108)	200	Flood Risk Assessment, Contaminated Land or Agricultural Assessment and Air quality assessment
TOTAL	2116	

Schedule includes sites with an indicative capacity over 10 units as anticipated 2019.

Schedule 4: Schedule of Regeneration Opportunities

Site Details	Indicative Capacity	Potential Site Mitigation
ARRAN	28	
Whitehouse Hotel, Lamlash (Na0732)	28	Flood Risk Assessment
GARNOCK VALLEY	218	
Mill Road 2, Kilbirnie (Na0539a)	35	Flood Risk Assessment
Bridgend, Dalry (Na0546)	21	Flood Risk Assessment
Bridgend Mill, Dalry (Na0546a)	23	Flood Risk Assessment
Muirend Works, Muirend St, Kilbirnie (Na0850)	44	Flood Risk Assessment
44-48 Holmhead, Kilbirnie (Na1005)	17	Flood Risk Assessment
Smith Avenue, Glengarnock (Na1060)	33	
Lomond Castings, Dalry (Na1098)	45	Flood Risk Assessment, Air quality assessment and Health Impact Assessment
IRVINE/KILWINNING	994	
Ayrshire Central Hospital, Irvine (Na0634)	215	Flood Risk Assessment
Haysholm, Irvine (Na0822)	35	
New Street, Irvine (Na0825)	15	Flood Risk Assessment
Longford Avenue, Kilwinning (Na1111)	150	Contaminated Land or Agricultural Assessment and Air quality assessment
Tourney Inn, Fergushill Rd, Kilwinning (Na0964)	19	
Greyhound Track, Bank Street, Irvine (Na1042)	60	
Church Street, Irvine (Na1093)	100	Flood Risk Assessment*
West Byrehill Industrial Estate, Kilwinning (Na1092)	400	Flood Risk Assessment, Air quality assessment and Health Impact Assessment
NORTH COAST AND CUMBRAE	35	
Former Reservoir, Skelmorlie (Na0920)	35	Flood Risk Assessment

* Note that the Scottish Environment Protection Agency identify significant potential flood risk.

Site Details	Indicative Capacity	Potential Site Mitigation
THREE TOWNS	213	
Garven Rd- Ardeer Primary, Stevenston (Na0693)	20	
Limekiln Road, Stevenston (Na0694)	80	
McDowall Place, Ardrossan (Na0740)	50	
Dalry Rd – Burgh Yard, Saltcoats (Na0753)	20	
Former St Peters Primary School, Ardrossan (Na0804)	14	
Stanley Hotel, Ardrossan Road, Saltcoats (Na0960)	17	
Grange Hotel, Harbour Street, Saltcoats (Na1023)	12	Flood Risk Assessment
TOTAL	1488	

Schedule includes former housing sites with an indicative capacity over 10 units as anticipated 2019.

Schedule 5: Schedule of Employment Locations

Site Details	Indicative Capacity	Potential Site Mitigation
GARNOCK VALLEY	~17 HA	
Willowyard, Beith	5.3 HA	
Mains Road, Beith	1.5 HA	
Lochshore, Glengarnock	10 HA	
Paddockholm South, Kilbirnie	0.5 HA	
Drakemyre/Ryeside, Dalry	0.2 HA	
IRVINE/KILWINNING	~163 HA	
Nethermains, Kilwinning	15 HA	
West Byrehill, Kilwinning	20.3 HA	
I3, Irvine	105 HA	
Caledonian Paper Mill, Irvine	1.7 HA	
Irvine Industrial Estate, Irvine	20.7 HA	
NORTH COAST AND CUMBRAE	~277 HA	
Hunterston	277 HA	
THREE TOWNS	~60HA	
Ardrossan Harbour, Ardrossan	3 HA	
Sharphill, Saltcoats	3.5 HA	
Ardeer Peninsula, Stevenston	~50 HA	
Portland Place, Stevenston	2.9 HA	
TOTAL	~517 HA	

Schedule 6: Network of Town Centres

Table Policy 3: The role, function and opportunities within our ‘Network of Centres’.

Town Centre	Role	Function	Opportunities
Irvine	Regional Centre with inner retail core.	Supports North Ayrshire’s largest concentration of commercial and civic uses. Provides a hub for retail.	Opportunities may exist for suitable residential uptake. Uses which promote the evening economy are also worth investigating. Development also has opportunity to enhance the qualities and Character of the Conservation Area. Temporary uses of public space which brings people into the centre will also be encouraged.
Largs	Wider than town centre with core retail area.	Supports needs of neighbouring settlements and visitors as well as the residents of Largs with an appropriate cultural, retail service and commercial offer. Provides access to and from the Cumbraes with Ferry terminal with Road and Rail links.	Enhancement of the visitor offer will be supported. Opportunity to take advantage of the low vacancy rate by showing support for temporary uses of public space for markets, community festivals (e.g. the Viking Festival) for example.
Kilwinning	Wider than town centre with core retail area.	Support day to day retail and commercial needs of residents and visitors but also reliant on surrounding towns for access to some jobs and assets. Key Rail and Road links make the town accessible to surrounding areas.	Making use of the Public Realm on Main Street to attract town centre activities/events. Opportunities may exist to build upon recent additions to the leisure mix and evening economy of the town. Utilising the town’s rich historic environment may improve footfall, building on recent projects.
Saltcoats	Wider than town centre with core retail area.	Acts as a key retail centre supporting the needs of the three towns.	Continue to support the variety of retailers which is one of the town’s key assets. Opportunities also exist to build and take advantage of the Town market that takes place twice a week.
Ardrossan	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet its needs.	Opportunities arising from the towns transport connections from train, road and ferry. Development with potential to further link the town centre to train and harbour is worth investigating. Building upon current community events such as the Ardrossan Music Experience festival. These opportunities are not exhaustive and we would support other opportunities that arise that promote the vitality and vibrancy of the town centre. We will review town centre boundaries in future plans to reflect the impact of positive developments that have taken place within and close to the existing town centre boundary.

Town Centre	Role	Function	Opportunities
Stevenston	Local town Centre	Supports the day to day retail requirements of the town.	Local uses that meet the needs of residents of the town should be encouraged. The town has a low number of vacant units.
Beith	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet its needs.	Utilise the variety and mix of retailers. The town has a higher than average number of independent retailer for a town of its size. Sympathetic Re-use of any buildings with historic merit would add to the distinctive nature of the town.
Dalry	Local town centre	Supports the day to day retail requirements of the town.	Opportunity to protect and enhance the unique retail offer of the town. The town centre has a higher than average concentration of independent traders. Development which enhances the special qualities of the Conservation Area will be encouraged. The town would benefit from continued support for the Dalry Farmers Society Open Show and gaining maximum benefit from the additional footfall created from the event.
Kilbirnie	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet its needs.	Opportunities exist to build on the recent works from the Conservation Area Regeneration Scheme (CARS), other development should aim to protect and enhance the special qualities of the Conservation Area. Opportunity to protect and enhance the unique retail and services offer by supporting the high level of independent units. One off events similar to the annual Christmas Festival to increase footfall in the town.
West Kilbride	Local town centre	To meet the day to day retail needs of the town and provide a suitable tourism offer. The town is somewhat more reliant on neighbouring settlements for jobs, retail and services than neighbouring towns are reliant on West Kilbride for these assets.	Opportunity to promote the Craft town Scotland initiative, making use of vacant units or “pop-up” shops can increase both footfall and vitality, especially during events such as Christmas Fairs. Investigation into possible enhancements to the tourism offer, increasing visitor spend. Protection and enhancement of the Conservation Area’s special character will add to the Town’s appeal.

Town Centre	Role	Function	Opportunities
Millport	Local town centre	Support the day to day retail and service needs of the town and wider Cumbraes.	Opportunity for the town centre to take advantage of the unique tourism offer that is available. Support temporary uses of retail units, particularly outwith the main tourism season where vacancy rates have been higher in the past. The town centre audit highlighted that all but one of the town's retailers are independent, there may be an opportunity to highlight the uniqueness of retail and service provision in Millport. Development should also enhance the special character and qualities of the Conservation Area.
Riverway Retail Park Irvine	Commercial centre	Provides needs for North Ayrshire wide large comparison retail(>2,500sqm comparison retail)	Ancillary uses, such as restaurants, large scale leisure, gymnasiums may be appropriate with space that cannot be provided within our town centres.
Lamont Drive Irvine	Commercial Centre	Provides needs for North Ayrshire wide large comparison retail(>2,500sqm comparison retail)	Ancillary uses, such as restaurants, large scale leisure, gymnasiums may be appropriate with space that cannot be provided within our town centres.
East Road Retail Park Irvine	Commercial Centre	Provides needs for North Ayrshire wide large comparison retail and bulky goods (>2,500sqm comparison retail)	Continuation of similar uses as present which would not be appropriate in the town centres such as bulky goods.
Hawthill Stevenson	Commercial Centre	Provides bulky goods comparison retailing for wider area.	Continuation of site as retail bulky goods comparison will be safeguarding.

Schedule 7: Flood Risk Framework (from Scottish Planning Policy)

Risk	Suitability	Constraints
Little or No Risk – annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)	Suitable for most development.	No constraints due to coastal or watercourse flooding.
Low to Medium Risk – annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years)	Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.	Generally not suitable for: civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.
Medium to High Risk – annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)	May be suitable for: residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan; essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow; some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and job-related accommodation, e.g. for caretakers or operational staff.	Generally not suitable for: civil infrastructure and the most vulnerable uses; additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and new caravan and camping sites.

*Flood Risk Framework (from SPP, para 263)

Schedule 8: Aligning Investment with LDP2

North Ayrshire Capital Investment Strategy 2018 to 2028

Our Capital Investment Strategy and Capital Investment Programme 2018 to 2028 sets out a 10 year plan of how we will invest in North Ayrshire to meet our overall aims as a Council. Its shares a long-term view of development much like the LDP. This allows time for the Council to develop sound business cases and fully recognise the resource implications and substantial cost of acquiring, developing and using assets.

We have committed to investing around £245million and this includes a new school and infrastructure works at Montgomerie Park in Irvine; a new school to replace the aging Moorpark Primary in Kilbirnie; the creation of a residential and respite unit for children in Stevenston; and redevelopment of Annick Primary in Irvine. The plan also proposes investment in our local road network, to resolve the drainage issues at Woodlands Primary School's playing field and to upgrade Kilbirnie Cemetery.

Given that a significant number of investments identified in the Capital Programme are physical developments in our towns and villages, and that the LDP is a long term spatial strategy for directing the right development to the right places, there is a close alignment between the two for example, we will use the Capital Investment Programme and its annual refresh each year to inform our Action Programme. However, due to the different timescales and legislative frameworks involved in preparing the Capital Investment Programme and LDP2, and consultation obligations related to some of the capital projects, it has not been possible to advance all the projects as direct proposals of LDP2 from the outset of the LDP – for example, new schools. Nonetheless, we recognise the importance of these projects in achieving the LDP vision and have included reference to capital investment projects where appropriate. Where physical projects are proposed, but a development site has not been identified, the LDP provides a positive framework to support the delivery of investment at the most appropriate location. We would expect proposals to be brought forward in line with the overall spatial strategy set out in the LDP.

Schedule 9: Historic Environment Further Information

General Principles

Conservation Areas are designated by North Ayrshire Council as areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. The special character or appearance of Conservation Areas may often be set out within the Council's Conservation Area Appraisal documents or elsewhere within the Council's records.

Works to buildings and structures affecting the character or appearance of a Conservation Area may be subject to planning permission. Proposals to demolish Conservation Area buildings are also subject to a separate process, Conservation Area Consent (CAC).

Listed Buildings are designated by Historic Environment Scotland as buildings of architectural or historic interest. Historic Environment Scotland uses the criteria at Annex 2 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether a building is of special architectural or historic interest. Information regarding the architectural or historic interest of a listed building can be found within Historic Environment Scotland's designations records, available on their website (<http://portal.historicenvironment.scot/designations>).

Works for the alteration, extension or demolition of a Listed Building are likely to require Listed Building Consent (LBC). Development affecting the setting of

a Listed Building is subject to planning permission. Further information regarding the designation and management of listed buildings can be found in the below Historic Environment Scotland booklet: (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=34c90cb9-5ff3-45c3-8bc3-a58400fcbc44>).

Inventory Designed Landscapes are designated by Historic Environment Scotland as nationally important gardens and designed landscapes laid out for artistic effect. Historic Environment Scotland uses the criteria at Annex 5 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether a garden or designed landscape is of national importance for inclusion on the Inventory. Information regarding the importance of an Inventory Garden or Designed Landscape can be found within Historic Environment Scotland's designations records, available on their website (<http://portal.historicenvironment.scot/designations>).

Development affecting Inventory Designed Landscapes and their settings is subject to planning permission. Further information regarding the management of Inventory Designed Landscapes can be found in the below Historic Environment Scotland Managing Change Guidance Note. (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=83214207-c4e7-4f80-af87-a678009820b9>)

Scheduled Monuments are designated by Historic Environment Scotland as archaeological sites or monuments of national importance. Historic Environment Scotland uses the criteria at Annex 1 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether an archaeological site or monument is of national importance. Information regarding the importance of Scheduled Monuments can be found within Historic Environment Scotland's designations records, available on their website (<http://portal.historicenvironment.scot/designations>).

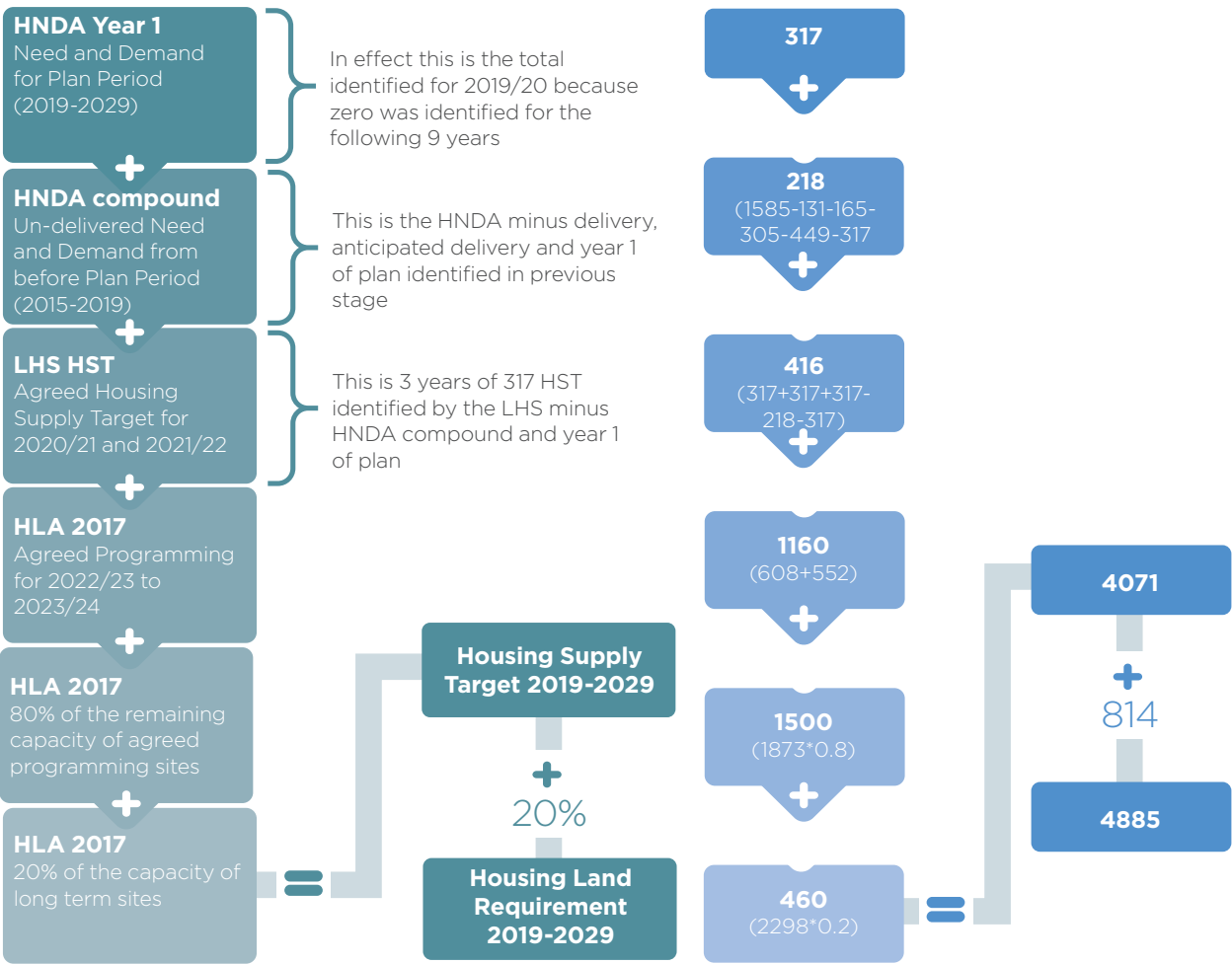
Development directly affecting a Scheduled Monument requires Scheduled Monument Consent from Historic Environment Scotland. Development affecting the setting of a Scheduled Monument is subject to planning permission. Further information regarding the designation and management of Scheduled Monuments can be found in the below Historic Environment Scotland booklet.

(<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=c7168c5a-cd70-4887-bdfb-a63300ac10e6>)

Non-designated archaeological sites and monuments can be included as part of a Council's Historic Environment Record (HER). Development affecting non-designated archaeological sites and monuments and their settings is subject to planning permission.

Schedule 10a: Explaining our Housing Supply Target.

The diagram below illustrates the origin of the figures used to calculate the Housing Supply Target and the Housing Land Requirement:



Notes

- 1. The HNDA estimate for 2019/2020 = 317 homes
- 2. Plus shortfall (2015-2019)= 218
This is the HNDA estimate 2015-2019 (5 times 317=1585) minus actual completions from 2015-2019 (131,165,305,449 and 317).
- 3. Plus the assumed Local Housing Strategy output minus the figures above= 416 (3 times 317 minus 218 and 317)
- 4. Plus the programming* for the following two years = 1160
608 (2022/23) plus 552(2023/24)
- 5. Plus 80% of the remaining capacity of identified sites=1500 (rounded) (80% of 1873)
- 6. Plus 20% capacity of long term sites= 460 (20% of 2298).

* Programming assumptions are based on the 2017 Housing Land Audit

Abbreviations

- HNDA Housing needs and demand assessment
- HST Housing Supply Target
- LHS Local Housing Strategy
- HLA Housing Land Audit

Schedule 10b Affordable and Market Sector Target

	Affordable	Market	Total
Housing Supply Target 2019-2029	847-880	3197-3227	4071

Note

This is based on the assumption that in years 1-3 the figures reflect the Local Housing Strategy and years 4 and 5 the figures from the agreed 2017 Housing Land Audit. By year six the proportion of affordable housing is estimated at 22 units per year.

