
NORTH AYRSHIRE COUNCIL

4th September 2019

Planning Committee

Locality	
Reference	19/00351/PPPM
Application Registered	15th May 2019
Decision Due	15th September 2019
Ward	Dalry And West Kilbride

Recommendation	Approved subject to Conditions
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Location	Site To South Of 128-130 Meadowfoot Road West Kilbride Ayrshire
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Applicant	Gladman Developments Ltd
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Proposal	Planning Permission in Principle for residential development
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1. Description

Planning permission in principle is sought for residential development of an area of land to the south of Meadowfoot Road and west of Ardrossan High Road, West Kilbride. The land is some 3.023hecatres in area. The land is bounded to the north by Meadowfoot Road and properties on that road, to the west by the Largs/Kilwinning railway line and agricultural land, to the east by Ardrossan High Road and to the south by agricultural land.

The site forms part of a larger area of some 3.126hectares of land allocated as suitable for residential in the Local Development Plan (LDP) adopted 2014 and the proposed Local Development Plan (LDP2). The larger area comprises 2.93hectares of residential development allocation and 0.196hectares of settlement. However, only some 2.726hectares of the application site is within the allocated residential area and settlement, with the other 0.297hectares forming two parcels of land allocated as the countryside. The applicant states that this proposal is based on the most developable land within the applicant's control and results in a net reduction in the allocated site area.

Planning permission was previously sought for a larger area of 5.44hectares (ref: 18/00340/PPM). This application was refused on the 23rd May 2018 as contrary to the policies of the LDP. An appeal against that decision was dismissed by the Scottish Government's Planning and Environmental Appeals Division 23rd May 2019.

The application falls within the category of "major" development, in terms of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. A pre-application consultation (PAC) was required and a PAC notice was received 21st November 2018 (ref: 18/01042/PREAPM).

Pre-application consultation documents, and some documents submitted as part of this application, refer to an indicative capacity for 50 houses, with 25% affordable. Other documents submitted refer to 45 houses. An indicative plan was produced.

For the avoidance of doubt reference to 45/50 houses and any layouts are indicative only and would not be permitted should planning permission in principle be granted. Further planning permission applications with specific details of any layouts, design, house number etc. would be required to be submitted and approved before development could commence.

The proposal was screened in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 on the 8th February 2018 and 13th May 2019 (ref: 18/00107/EIA and 19/00365/EIA). On both occasions the Council, as Planning Authority, adopted the screening opinion that given the nature, scale and location of the proposed development, an Environmental Impact Assessment (EIA) would not be required.

In support of the application the following documents have been submitted:

PAC report

A public event was held at West Kilbride Village Hall on 7th March 2019 between 3pm and 7pm. The PAC report notes the pre-event publicity measures undertaken. The report notes around 40 members of the public attended the event. Three completed questionnaires were received. The responses, as well as verbal opinions received at the event, raised the following issues: need for additional housing, particularly affordable housing; concern over impact on school and doctor provision; and flooding issues. Considering the comments received the applicant states they reviewed all technical matters

Planning Statement

The planning statement summarises the planning background, making reference to the previous refusal and, then ongoing, appeal. The statement sets out the applicant's case that this site will result in a 0.1hectare net gain of countryside. The applicant is not seeking permission for 0.4hectares of allocated residential land at the southern end of the site and instead seek an 'infill' of approx. 0.3hectares in area at the western end to allow for a link to the plot of land to the west of 132 Meadowfoot Road, which is allocated as part of the settlement of West Kilbride. The statement assesses the proposal against Planning Advice Note 2/2010 and considers it to be an effective land supply.

Noise Appraisal

This appraisal is a desktop assessment of rail traffic noise given the proximity of the railway to the west of the site, which was prepared following discussions with NAC Environmental Health. The appraisal states that there are approx. 2 trains per hour along the line during daytime and 4 scheduled at night. The main train type is electric and also given and the low

numbers, it is not considered that rail traffic passing the site will give rise to significant levels of noise disturbance to future residents.

Landscape and Visual Appraisal

The appraisal considers the potential landscape and visual impacts arising from the proposed development and summarises the methodology of assessment and context of the site. The assessment concludes that the scale and appearance of the proposed housing development will be consistent with that of existing parts of the settlement such as Meadowfoot and Law Hill. Mitigation, such as materials and styles to reflect local precedents, retention or reinstatement of appropriate boundary treatments and retained slopes where possible, is recommended at design stage to lessen any visual impact from development of the site.

Flood Risk Assessment (FRA)

The FRA provides a review of the site layout, a walkover survey, catchment assessment, high level drainage assessment and survey of potential flood risk for the development site and surrounding area. The report concludes that there are no watercourses on site and it is not considered to be at risk of fluvial flooding. There is a small area at the south-western boundary of the site considered to be at risk of pluvial flooding. However, a surface water drainage system could be employed to ensure the risk of such flooding is adequately managed.

Phase 1 Geo-Environmental Study

The survey provides a summary of any former contaminative uses, information on nearby groundwater and surface water courses, an indication of geological conditions, recognition of any historical pollution incidents, identifies possible presence and assesses potential risks of contamination and historic mine/quarry workings. The report states that research indicates that there is low risk that the site is potentially impacted by contamination relating to historical activities both on-site and the surrounding area, which would require further investigations, and advice on potential further investigations is given.

Engineering Assessment and Drainage Report

This report assesses the potential engineering and drainage requirements for any development of the site, and concludes that the topography does not present a constraint to development, there is a foul water connection near the site, flooding does not pose a constraint, there does not appear to be any historical mining constraints and contamination is unlikely.

Ecological Constraints and Opportunities Plan (ECOP) and Ecological Surveys Feb 2018 and April 2019

This report states that there are no protected or notable species on the site. The site consists of improved grassland with scattered scrub and bordered by hedgerow, walls and fencing. The site has been resurveyed with the most recent in April 2019. Mitigation measures suggested for any development include retaining and enhancing hedgerow habitat where possible, pre-works check for protected species. Enhancement measures for any development are also suggested.

Economic Impact Note

This note provides an indicative statement of the socio-economic baseline of West Kilbride, including consideration of population, employment profile and household expenditure. It presents a high-level statement on the economic impacts from the proposed development, both from its construction and when built such as additional retail expenditure and council tax receipts. It states that the development would impact positively on North Ayrshire in the long term and during construction.

Design and Access Statement

This statement sets out an appraisal of the site and its context. It explains the design rationale behind the proposals. However, it is largely based upon a layout for 45/50 houses which would require to be agreed as part of any future planning permission should this application be granted.

Air Quality Assessment

This desktop assessment of air quality was prepared following discussions with NAC Environmental Health. The assessment states that the site is not in, or close to, an area of poor air quality. The background levels for each pollutant is well below the relevant objective levels. It is considered unlikely the proposal would lead to any changes that would trigger the requirement for full air quality impact assessment.

Transport Statement

This statement sets out the proximity of public transport, walking and cycling routes to the site. It also provides an estimated potential trip generation both through active travel and by private vehicle. However, this estimate is based on 45/50 dwellings which would require to be agreed through subsequent planning applications. The statement considers that the development would generate a relatively low number of trips and any subsequent detailed planning application would not require detailed analysis of road junction capacity.

The Town and Country Planning (Scotland) Act 1997 states that when determining planning applications regard shall be had to the provisions of the development plan, so far as material to the application, and to any other material considerations.

The relevant policies of the Local Development Plan adopted May 2014 (LDP) are RES1: Housing Allocation, RES2: Additional Housing Sites, RES4: Affordable Housing, ENV2: Housing Development in the Countryside, Policy ENV4: Farmland and the General Policy.

The relevant policies of the proposed Local Development Plan (LDP2), which has been examined by the Scottish Government 10th July 2019, and is due to be presented to full Council for adoption in September 2019 are Strategic Policy 1: Spatial Strategy; Strategic Policy 2: Placemaking; Policy 1: New Homes and Maintaining an Effective Housing Land Supply and Policy 15: Landscape and Seascape.

2. Consultations and Representations

Neighbour notification was carried out and the application was advertised. There have been a total of 27 objections and 1 representation received, which can be summarised as follows;

1. This application has only minimal changes to the previous application (ref: 18/00340/PPPM) which was refused. Submitting applications in a short period of time appears to be an attempt to make it difficult for local people to comment and should not be considered given the application history. There has been no material change in circumstances.

Response: *The Planning Acts allow for the submission of multiple planning applications for the same site. However, it is not considered that this proposal is the same site as the previous application, which was for an area of 5.44hectares. This application is for a site of 2.923hectares.*

2. There is no shortfall in the Council's supply of effective housing land. The proposal is contrary to RES1 of LDP as there is an adequate supply of land for houses. There are other sites within West Kilbride and North Ayrshire which are more suitable for development. The application is contrary to RES2 of LDP and equivalent policies in LDP2.

Response: *The supply of effective housing land has been assessed by the Scottish Government as part of the report on LDP2 (July 2019). The Scottish Government agreed with the Council's approach to housing supply, including the retention of sites from the LDP as additional housing allocations. It should also be noted that the Scottish Government's dismissal of the appeal for planning permission for the larger (5.44hectare) site in May 2019 concluded there was a housing supply shortfall. An assessment of this application against RES1 and RES2 of the LDP and the relevant policies in LDP2 is given below.*

3. The land is allocated for 30 houses and 45/50 houses on the site would be excessive. This steep hillside is unsuitable for development. The development would be visually overbearing.

Response: *The site has been assessed through the Local Development Plan process as suitable for residential development. The site has an indicative capacity in both LDP and LDP2 of 30 houses. However, this capacity is indicative only. The applicant has also submitted details relating to development of 45/50 houses. However, these are also indicative only and further detailed applications for planning permission would be required in terms of the number, location, design etc of any housing development on the site. It should be noted this proposal does not seek permission for the southern portion of the allocated site, furthest up the hill.*

4. The nearby road system is not suitable. The proposed junction onto Ardrossan High Road is opposite Cubrieshaw Park, which is a very narrow road and there would be blind bends close to the junction. Two junctions onto the site would not be suitable for Ardrossan High Road which is in poor condition and used by drivers at excessive speed. Hedgerows onto the road would be destroyed.

Response: *The proposal is for permission in principle only. Detailed permission would be required for any development of the site, including access. NAC Regeneration (Active Travel and Transport) offers no objection to this application. Advice is provided of the*

requirements of any future detailed applications, including traffic calming. Details of landscaping, including hedgerows, would be required for any future detailed application.

5. The current drainage cannot cope with heavy rainfall. Development of the site could exacerbate this concern and cause flooding to the road network. Extensive flood management engineering will be required making the houses prohibitively expensive. The ground is also unstable.

Response: NAC Flooding and NAC Environmental Health offer no objections to the principle of development. Details of the information required in terms of flooding, drainage and site investigations would be required in any future application for detailed planning permission. The price of any future houses on the site is not a material planning consideration.

6. The development will negatively impact upon the setting of the West Kilbride Conservation Area. The site is visible from locations within the Conservation Area. The 2013 Conservation Area appraisal states that Main Street benefits from picturesque views to the landscape beyond the village. Development of the site would set a precedent that designated conservation areas are of little value.

Response: The majority of the site, approx. 90%, has been assessed through the Local Development Plan process as suitable for residential development. This proposal seeks permission for an area which does not extend as far (south) up Tarbert Hill as the site allocated in the LDP. It is not considered that any development would have an adverse impact on the Conservation Area or its setting. Whilst it may be possible to view parts of any potential development from the Conservation Area, it is considered that the primary character of the Conservation Area is as a historic town centre.

7. There is no capacity in the local Primary School or nurseries for all the new development under consideration. There is no capacity in the doctor's surgery. There are no community facilities for teenagers. There is no parking capacity in the town, particularly at the train station or in the main street. The application is contrary to Criterion (g) of the General Policy as there is a lack of information to assess the application in terms of required contributions to local infrastructure.

Response: This application is for the principle of residential development only, and has been assessed through the LDP process.

8. The proposal is for unjustified development in the Countryside and contrary to Policy ENV2 and criterion (c) of the General Policy of the LDP. Tarbert Hill is a local landmark. The application will impact on wildlife. There will be a loss of agricultural land. Loss of greenspace will negatively impact on health and wellbeing of existing residents and tourism in North Ayrshire. The area is a Tree Preservation Order (TPO).

Response: The proposal is considered in part to be contrary to Policy ENV2. An assessment of this matter is given below. Again, as the application is for permission in principle only, potential need for structure planting and the impact on landscape character, as set out in Criterion (c), would be considered through further detailed applications for planning permission should permission in principle be granted. An assessment of the proposal against the General Policy is given below. This proposal seeks permission for an area which does not extend as far up (south) Tarbert Hill as is allocated in the LDP and LDP2 as suitable for housing.

The applicant has submitted an Ecological Constraints and Opportunities Plan (ECOP) and Ecological Surveys dated February 2018 and April 2019. No protected or notable species on the site have been identified. Mitigation measures such as pre-work checks and planting to preserve or enhance the habitats at the edges of the site are suggested. Such measures could be required by condition to be submitted as part of any future application should permission in principle be granted.

The site is not classified as prime agricultural land as defined by the Macaulay Institute. It is also not considered that the development of the site for housing would have any significant impact on tourism or that the loss of the open space would negatively impact on the health and wellbeing of existing residents. The area is not covered by a TPO.

9. The Council's housing needs assessment says no new houses are needed. Why is this ignored? The proposal is also contrary to policies within LDP2 and the Scottish Government's Scottish Planning Policy (SPP).

Response: The site was allocated in LDP1. The Council's housing needs assessment was undertaken in preparation of LDP2. The Council chose to allocate additional housing sites to seek to stimulate economic growth. This approach has been accepted by the Scottish Government's report into the LDP2. LDP2 has been prepared in accordance with SPP. SPP makes clear that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. An assessment of this specific application against LDP2 policies is given below.

10. There is no need for large 'executive' type houses in West Kilbride. Affordable housing is required; however, this aspect has been removed from the LDP. Attempts to make people walk or cycle are impracticable given the distances.

Response: The applicant has provided indicative information relating to detached houses. However, this information is indicative only and the actual size, design etc would require to be assessed through a further application. Most of the site is identified in the LDP for market housing. LDP2 has no requirement for any affordable housing contributions. The Scottish Government's report into LDP2 has supported this approach, which is in part due to affordable housing need being more than met by the Council's Strategic Housing Investment Plan. Details of active travel links would again be the subject of any further application. It is considered desirable to provide such links. The town centre and train station are approx. 900m from the site.

11. There are inaccuracies in the documents with 'Theoretical Views' being selectively chosen and montages giving misleading impressions. Issues of overshadowing, overlooking, privacy, noise, including from construction etc have not been considered.

Response: The 'Theoretical Views' relate to the indicative details of 45/50 houses on the site. As stated previously such details do not form part of this application and further permission would have to be sought to establish siting, design etc. The site for which permission is being sought is smaller and does not extend as far to the south, and therefore not as far up Tarbert Hill, as the area allocated in the LDP and LDP2 for housing. The issue of overshadowing etc would be matters for future applications for detailed planning permission. Noise from construction would not necessarily be a material consideration and acute noise disturbance can be investigated by Environmental Health under its powers.

Representation

1. The neighbour notification should have covered all of Cubrieshaw Park. Most local people are unaware of the proposal.

Response: *Neighbour notification was carried out in accordance with statutory requirements. The application was also advertised in the local press.*

Consultations

West Kilbride Community Council - Concerned the applicant has increased the site area from 2.93hectares to 2.97hectares. The applicant is also proposing 45/50 houses where the May 2014 LDP had a capacity of 30 which is an unacceptable residential density. The application proposes to discharge foul water to the existing sewerage system which is nearing capacity. The drainage of the SUDs area into Kilbride Burn would require monitoring as this is also at capacity.

Response: *The assessment of area is not agreed, which appears to discount the area of land to the west of No. 132 Meadowfoot Road, which is both allocated in LDP2 and the May 2014 LDP as part of the settlement of West Kilbride. The area being sought is smaller than the land allocated as suitable for residential in both the LDP and LDP2. Clarification from the applicant was sought. The applicant has advised that permission is sought for 2.53hectares of residential allocation, 0.196hectares of settlement allocation (the land to west of No. 132), and 0.297hectares of countryside. The areas of land can be summarised as follows:*

- | | | |
|---|--|---------------|
| 1 | Land allocated as within settlement | 0.196hectares |
| 2 | Land allocated for additional housing | 2.930hectares |
| 3 | Total area of land suitable in principle for residential development (1 + 2) | 3.126hectares |
| 4 | Land allocated for additional housing for which permission is not sought | 0.400hectares |
| 5 | Countryside | 0.297hectares |
| 6 | This application site total area is | 3.023hectares |

Housing numbers, both in this application and in the Local Development Plans are indicative only. The exact layout and number of units would be the subject of further detailed applications for planning permission. Scottish Water and NAC Flooding have been consulted and their comments are below.

Scottish Water - No objections.

Response: Noted

NAC Flooding - No objection to the principle of a residential development at the site. A full planning application should meet certain conditions. Such an application must demonstrate drainage proposals have been designed for exceedance i.e. 200 year critical storm event + climate change. Details of overland flow-paths, 'additional' attenuation measures, control devices etc and demonstration that access/egress will be maintained must be provided. A Drainage Impact Assessment must be provided including a land drainage strategy. Full details of parties responsible for maintenance including implementation should be provided.

Response: *Noted. A condition could be attached to any permission requiring such details as part of any future application for full permission.*

NAC Regeneration (Active Travel and Transport) - No objections. Any permission should be subject to conditions that vehicular access should be via Ardrossan High Road. No vehicular access, except for potential SUDs maintenance, to be from Meadowfoot Road. Traffic calming measures should be provided along the length of any Ardrossan High Road frontage and that road to be widened to a minimum of 5.5m and a linking 2m wide footway along the frontage. Any access should have a visibility splay of 2.5m by 70m in both directions and no item with a height greater than 1.05m above the adjacent carriageway to be located within the sightlines. Internal street layouts to be designed in accordance with Designing Streets principles, including layouts to restrict speeds to no greater than 20mph.

Response: *Noted. Conditions could be attached to any permission requiring such details as part of any future application for full permission.*

NAC Environmental Health - No objections. Any permission to be subject to conditions. Prior to the commencement of the development the applicants shall undertake an appropriate site investigation and subsequent suitable quantitative risk assessment, taking cognisance of the Conclusions and Recommendation on Development contained within Section 6 of the Phase 1 Geo-Environmental Desk Study Report, submitted in support of this application, Project Reference No P17/378, by Mason Evans and dated May 2019. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted. Environmental Health also give advice as to how any specific development should be carried out to minimise disturbance.

Response: *Noted. A condition requiring contamination investigation, along with remediation proposals as appropriate, could be attached to any permission. The specific advice on development is noted and has been passed to the applicant. However, as this is for permission in principle the specific methods of building are not relevant as no detailed permission has been granted. In any event Environmental Health have the power to control any such impacts under their own legislation, regardless of whether planning permission is required.*

West of Scotland Archaeology Service (WoSAS) - No objections. Any permission should be subject to a condition requiring the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be agreed by WoSAS and approved by the Planning Authority.

Response: *Noted. Such a condition could be attached to any planning permission.*

3. Analysis

As noted above planning permission in principle is sought for an area of some 3.023hectares. Of this 0.196hectares is within the settlement of West Kilbride and 2.930hectares is in an area allocated for housing development. The other 0.297hectares, or 9.8% of the application site, is in areas identified in the LDP and LDP2 as Countryside.

In respect of the part of the site within West Kilbride, Policy RES1 of the LDP states that proposals for residential development within settlements shall accord with the LDP. In respect of the part of the site allocated as an additional housing site, Policy RES2 of the LDP states that such sites are allocated for market housing, which is essentially re-iterated in Strategic Policy 1 and Policy 1 of LDP2. The principle of development for residential purposes of 90.2% of the site is therefore acceptable. The principle on the remaining 9.8% is contrary to the Local Development Plan, as outlined below. However, is not considered that the overall proposal is significantly contrary to the LDP.

Policy ENV2: Housing Development in the Countryside sets out the criteria under which housing development in the countryside will be supported, which includes single houses in rural areas, small scale growth of existing rural groups and housing for workers engaged in a rural business. The proposal does not meet the criteria set out in that policy as an edge of settlement site. As stated above the proposal is therefore contrary to Policy ENV2 of the LDP.

Strategic Policy 1 of LDP2 also states that in principle proposals outwith towns will be supported for sensitive infilling of gap sites consolidating existing developments where it would define/provide a defensible boundary for further expansion. As detailed above, the proposed site forms part of a larger area allocated for housing. The applicant sees the proposal as a more viable development area. The proposal does not include an area of some 0.4hectares at the southern end of the site, but includes an area of 0.13hectares bounded to the east and west by allocated housing land and for an area of 0.167hectares bounded to the east by allocated housing land and the north by the settlement of West Kilbride.

The Scottish Government Reporter, as noted above, concluded that the southern boundary of the allocated housing site was 'somewhat arbitrary,' and it is not clear on what basis the current outline of the housing site was based. It is considered that the areas of countryside for which permission is sought would consolidate and define a more defensible boundary for the southern edge of the settlement, particularly given the topography. Although the infilling is not between existing development, it is between the settlement and an allocated housing site and it is considered that the proposal accords with Strategic Policy 1 of LD2 in this respect.

Policy 15: Landscape and Seascape of LDP2 states that, where appropriate, development should take into consideration impacts on local landscape features including settlement setting and natural features of interest. As outlined above approx. 90% of the application site is within areas allocated as settlement or additional residential development. The larger area allocated as suitable for residential development extends approx. 35m further to the south, on the slopes of Tarbert Hill. Given the allocated area and that the application site does not extend as far onto the natural feature of interest, it is considered that the principle of residential development does not have any adverse impact on either the setting of the settlement, or Tarbert Hill. The impact from any detailed residential proposals would be considered as part of future applications. A condition could be attached to any permission in

principle requiring a scheme of archaeological investigation. The proposal therefore accords with Policy 15 of LDP2.

The land is currently farmland, classified by the Macaulay Institute as Class 4.1, land capable of producing a narrow range of crops. Policy ENV4 of the LDP states that proposals for development which would lead to the permanent loss of prime quality farmland shall not accord with the LDP. Prime quality is defined as Class 1, 2 and 3.1 of the Macaulay Institute classifications. The site is therefore not considered to be prime agricultural land and its development would not conflict with Policy ENV4 of the LDP.

Policy RES4: Affordable Housing of the LDP states that development of allocated housing sites in the North Coast Area will be subject to the requirements of affordable housing. The contributions will be at 25% for the North Coast Area. As this application is for the principle of development only, a condition could be attached to any permission requiring details of affordable housing provision. Any future applications would have affordable housing assessed against the relevant Local Development Plan which would likely be LDP2. LDP2 does not require any affordable housing contributions. The proposal is considered to accord with Policy RES4 of the LDP.

The siting, design and external appearance of any specific development of the site would be considered as part of any further detailed planning applications. A condition could be attached to any permission in principle requiring such details to be submitted. Amenity impacts both within the site and on neighbouring properties would also be fully considered through such applications. Air quality and noise impact assessments have been submitted as part of this application and NAC Environmental Health has no objections. A condition could be added to any permission in principle requiring ground investigation in accordance with Environmental Health's requirement, and also a condition in respect of drainage.

The access, road layout and parking provision of any specific development would be considered as a part of any further detailed planning applications. NAC Regeneration (Active Travel and Transport) has provided details of the requirements which could be addressed by condition. The site has been assessed as a suitable location in terms of access to public transport and other networks and the areas of countryside for which permission is sought are not further away from these networks than the allocated site. Any detailed planning applications would also be assessed in terms of landscaping provision in the context of an edge of settlement site. Any infrastructure contributions, if required, would be assessed in the context of the specific number of residential properties sought through detailed planning applications. The proposal is therefore considered to accord with the General Policy of the LDP and Strategic Policy 2 of LDP2.

The proposal is held to be contrary Policy ENV2 of the LDP. However, it is also held to accord with the other policies of the LDP and the policies of LDP2. Given its advance stage it is considered that LDP2 is a material consideration with significant weight in the determination process. Accordingly, the application should be approved subject to the conditions referred to in this report.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping, means of access to the proposed development and affordable housing contribution, shall be obtained before the development is commenced.

Reason

In order that these matters can be considered in detail.

Condition

2. That further application(s) for approval under the terms of Condition 1 shall be accompanied by a written scheme of investigation for a programme of archeological works. Any scheme as may be approved by the Council, as Planning Authority.

Reason

In recognition of the potential archaeological interest of the site and to meet the requirements of the West of Scotland Archaeology Service.

Condition

3. That further application(s) for approval under the terms of Condition 1 shall include a report of an appropriate site investigation and subsequent suitable quantitative risk assessment, taking cognisance of the Conclusions and Recommendation on Development contained within Section 6 of the Phase 1 Geo-Environmental Desk Study Report, submitted in support of this application, Project Reference No P17/378, by Mason Evans and dated May 2019. Any submitted report shall have been verified by a suitably qualified Environmental Consultant and submitted to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To ensure proper consideration of potential contamination and remediation measures.

Condition

4. That further application(s) for approval under the terms of Condition 1 shall include details of access, road layout and parking provision. For the avoidance of doubt access for residential properties shall be from Ardrossan High Road only. Details of road widening and footways for Ardrossan High Road shall be provided. Any access shall have a visibility splay of 2.5m by 70m. Internal layouts shall be designed in accordance with Designing Streets principles.

Reason

To ensure appropriate access and site layout in accordance with the requirements of the Council, as Roads Authority.

Condition

5. That further application(s) for approval under the terms of Condition 1 shall include details of drainage which have been designed for exceedance i.e. 200 year critical storm event + climate change. Details of overland flow-paths, 'additional' attenuation measures, control devices etc and demonstration that access/egress will be maintained must be

provided. A Drainage Impact Assessment must be provided including a land drainage strategy and details of implementation and maintenance.

Reason

To ensure appropriate consideration of drainage in accordance with the requirements of the Council's Flooding Officer.

Condition

6. That further application(s) for approval under the terms of Condition 1 shall include a dated Protected Species Survey updating the survey by EnviroCentre dated 24th April 2019 and submitted as part of this application.

Reason

To ensure proper consideration of the ecology of the site, in recognition of the potential for species movement.

A handwritten signature in black ink, appearing to read 'RMh' with a stylized flourish at the end.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr Iain Davies, Senior Development Management Officer on 01294 324320.

Appendix 1 – Location Plan

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