

Cunninghame House,
Irvine.

12 January 2017

Local Development Plan Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **FRIDAY 20 JANUARY 2017** at **10.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

- 1. Declarations of Interest**
Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.
- 2. Minutes (Page 5)**
The accuracy of the Minutes of the meeting of the Committee held on 11 March 2016 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).
- 3. North Ayrshire Local Development Plan 2: Main Issues Report Publication and Consultation (Page 7)**
Submit report by the Executive Director (Economy and Communities) on the North Ayrshire Main Issues Report (copy enclosed).
- 4. Urgent Items**
Any other items which the Chair considers to be urgent.

Local Development Plan Committee

Sederunt: Alex Gallagher (Chair)
Ronnie McNicol (Vice Chair)
Robert Barr
John Bell
Matthew Brown
John Bruce
Marie Burns
Ian Clarkson
Joe Cullinane
Anthea Dickson
John Easdale
John Ferguson
Willie Gibson
Tony Gurney
Jean Highgate
Alan Hill
John Hunter
Elizabeth McLardy
Grace McLean
Catherine McMillan
Peter McNamara
Louise McPhater
Tom Marshall
Jim Montgomerie
Alan Munro
David O'Neill
Irene Oldfather
Donald Reid
Robert Steel
Joan Sturgeon

Attending:

Apologies:

Meeting Ended:

Local Development Plan Committee
11 March 2016

Irvine, 11 March 2016 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

Present

Marie Burns (Chair), Robert Barr, John Bruce, Ian Clarkson, Anthea Dickson, Alex Gallagher, Jean Highgate, Grace McLean, Catherine McMillan, Tom Marshall and Joan Sturgeon.

Also Present

C. McAuley, Head of Service (Economic Growth) and L. McVeigh, Planning Officer (Strategic Planning and Infrastructure)(Economy and Communities); and A. Little, Committee Services Officer (Chief Executive's Service).

Chair

Marie Burns in the Chair.

Apologies for Absence

Joe Cullinane, John Easdale, Willie Gibson, Ruth Maguire and Irene Oldfather.

1. Declarations of Interest

There were no declarations of interest in terms of Standing Order 16 and Section 5 of the Councillors' Code of Conduct.

2. Minutes

The accuracy of the Minutes of the meeting held on 30 March 2015 was agreed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Update on the next North Ayrshire Local Development Plan

Submitted report by the Executive Director (Economy and Communities) on an overview of the Development Plan Scheme (DPS), which outlines the key stages in preparing the new Local Development Plan (LDP).

The current North Ayrshire LDP was adopted in May 2014. Legislation requires local development plans to be replaced every five years. While the current North Ayrshire LDP remains relevant, it will be updated to help meet the future development needs of North Ayrshire and to respond to new strategic priorities as they emerge. The DPS, at Appendix 1 to the report, set out a timetable for preparing the new plan, what is likely to be involved at each stage and of the intention to undertake 'evidence gathering' until the end of the year. The product of evidence gathering is publication of the Main Issues Report (MIR), anticipated in December 2016, and subsequent public consultation early in 2017.

Key milestones to note from the timetable include publication and consultation of the Proposed Plan in December 2017, followed by the plan's examination and adoption a year later. The DPS also includes a Participation Statement stating how and when the Council intends to engage on the new plan. Officers aim to employ a range of consultation methods, to obtain the views of as many people, businesses, organisations and communities as possible. Following approval, the design and layout of the DPS will be further refined before copies of the document are placed on the internet, public libraries in North Ayrshire, Scottish Ministers and Elected Members.

Members asked questions and were provided with further information in relation to:-

- a Housing Land Audit that will be undertaken which will identify all existing planning consents, including those not yet developed;
- discussions that can take place in respect of the affordable housing element of a development in respect of the development's viability;
- evidence gathering that will take place and will include consultation with the general public, community councils, locality partnerships, government consultees and agencies, businesses, landowners, developers, agents, residents' associations and other interested groups or individuals;
- the Main Issues report that will set out general proposals and identify options for planning development;
- existing policies, such as the Affordable Housing and Development in the Countryside Policies, that can be examined as part of the overall process;
- examples of changes to the allocation of sites from countryside to development sites, including the site for Largs Campus and the housing development site at Largs Road, Kilbirnie; and
- work that will continue to encourage the development of brownfield sites.

The Committee agreed to (a) note the content of the updated Development Plan Scheme, as outlined at Appendix 1 to the report; and (b) authorise the publication of the Development Plan Scheme.

The meeting ended at 10.30 a.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

20 January 2017

Local Development Plan Committee

Title: North Ayrshire Local Development Plan 2: Main Issues Report Publication and Consultation

Purpose: To seek approval to publish and consult on the North Ayrshire Main Issues Report

Recommendation: i) That the Committee approves the Main Issues Report for publication and consultation
ii) That the Committee approves the consultation statement for the MIR

1. Executive Summary

- 1.1 This report seeks approval to publish and consult on the draft North Ayrshire Main Issues Report (MIR) (see Appendix 1).
- 1.2 The consultation on the MIR is intended to shape the content of LDP2. The draft MIR seeks to establish a vision for Local Development Plan 2, which will be a spatial representation of the Council's corporate vision, set out in the Council Plan 2015-2020.
- 1.3 The MIR identifies that the key areas for change in LDP2 are housing, town centres, regeneration of employment land, renewable energy and marine and coastal planning. It also outlines preferred and alternative options relating to the future of Hunterston and Arran and Cumbrae.
- 1.4 The LDP will be the main driver for coordinating work on a corporate population growth strategy through its approach to housing. As such, the MIR sets out options for stimulating population and economic growth through housing development. The MIR also sets out that a delivery working group will be established to manage impact of existing and future development programmes on existing infrastructure to manage the infrastructure impact of proposals in LDP2.
- 1.5 The MIR is a consultation document. The options identified in the MIR are not binding on the Council, but intended to illustrate options for dealing with change in LDP2 to facilitate effective consultation. The MIR is not a material planning consideration, and its publication will not affect decisions on planning applications.

- 1.6 A consultation statement within the MIR sets out a 6-week programme of consultation for the MIR. The consultation will run from 30th January 2017 to 10th March 2017. The consultation will include publication of notices in local papers, publication of the MIR online, placing copies of the MIR in Cunninghame House and all public libraries for public inspection, notifying all appropriate parties of the consultation, holding staffed exhibition days in each of the locality areas in North Ayrshire, and promoting the consultation on Twitter.

2. Background

- 2.1 The Local Development Plan (LDP) Committee, on 11th March 2016, approved the commencement of the preparation of LDP2 by approving the publication of a Development Plan Scheme (DPS) to establish a timetable and consultation strategy for LDP2.
- 2.2 The MIR is the first publication stage in the preparation of any LDP. It should be based on evidence related to the adopted LDP. The MIR is a consultation document intended to identify preferred and alternative options for change to illustrate how LDP2 will differ from the adopted LDP. Scottish Government regulations set out that MIRs will be focussed on key areas of change; they should not be draft development plans.
- 2.3 The 'MIR' is founded on extensive monitoring of LDP1, which has been gathered through policy analysis, data collection and analysis, and consultation with a range of stakeholders.
- 2.4 A comprehensive evidence base is presented in a Monitoring Report, has been produced to support the identification of the main issues and the preferred and alternative options contained in the MIR. The Monitoring Report will be published alongside the MIR. Key information in the Monitoring Report includes a review of all LDP1 policies; extensive analysis of housing land supply and housing need and demand data; audits of LDP1 town centres; and evidence from other corporate and national policies and strategies.
- 2.5 Alongside the monitoring work, an extensive engagement programme was undertaken with a range of stakeholders. The engagement programme has included: -
- Holding a 'call for sites' to invite communities, developers and individuals to promote land to the Council to be considered in selected future land allocations through LDP2;
 - Presenting information to the inaugural Locality Planning Partnership meetings in September 2016 on the LDP2 process and discussing how LDP2 can deliver community planning priorities;
 - Holding a developers' forum with Homes for Scotland and commercial house builders;
 - Meeting individual Registered Social Landlords with an interest in North Ayrshire;

- Individual meetings with all 'key agencies' including Scottish Government, Transport Scotland, Historic Environment Scotland, Scottish Enterprise, NHS, Scottish Natural Heritage, and Scottish Environmental Protection Agency;
- Identifying LDP 'champions' throughout all relevant Council services areas;
- Working with internal colleagues to agree a working group approach to consider how planned and future development programmes impact on infrastructure; and
- Undertaking a survey through the Youth Forum annual conference to identify what Youth Forum members think are key place and planning issues for LDP2 to consider.

2.6 The outcomes from the engagement and evidence gathering are presented in the MIR, particularly through preferred and alternative options for LDP2. The engagement and preparation of the MIR have been conducted in line with the process set out in the Development Plan Scheme, which targeted publication of the MIR in January 2017.

3. Proposals

3.1 It is recommended that the Committee: -

- i) approves the publication of the MIR as presented in Appendix 1 of the report; and,
- ii) approves the plans for consultation on the MIR as set out in the Consultation Statement on Page 2 in Appendix 1.

4. Implications

Financial:	The costs of preparing LDP2 will be met from existing budgets.
Human Resources:	N/A
Legal:	It is a statutory requirement for the Council to adopt a new LDP on a 5-yearly basis. LDP1 was adopted in 2014. While there are not any direct legal implications related to the publication of this MIR, failure to publish and adopt, will make it difficult to meet Scottish Government regulations that require the Council to adopt LDP2 within 5 years of adopting LDP1.
Equality:	An equality impact assessment screening has been undertaken on the content of the MIR. This has concluded that as the MIR is a consultation document and its content will not affect decision-making, it does not require a full equality impact assessment. However, it also recommends that as the MIR and consultation responses begin

	to inform the proposed LDP, a further screening, and full assessment will be undertaken as required, to ensure that consideration is given to how LDP2 will impact on specific population groups, to allow consideration to be given to the impact of the plan during its preparation.
Environmental & Sustainability:	The new LDP has been subject to a statutory Strategic Environmental Assessment (SEA), which will be published alongside the MIR for consultation. The SEA objectives align with the Council's sustainability strategy, and will maximise the environmental performance of all policies, development proposals and land allocations contained in the proposed LDP. It contributes toward sustainable development by ensuring the environment and sustainability are considered within decision-making.
Key Priorities:	LDP2 will assist with the implementation of the Council Plan 2015-2020. The preferred vision outlined in the MIR aims to deliver, spatially, the 5 priorities in the Council Plan – particularly “growing our economy increasing employment and regenerating towns”, “working together to deliver strong communities”, and “protecting and enhancing the environment for future generations”.
Community Benefits:	Community planning and spatial planning are increasingly aligned, and North Ayrshire community planning approach is a leading example, nationally. There is considerable community benefit in aligning the LDP2 process to community planning to minimise consultation fatigue and to link the communities to routes to deliver their priorities and influence their locality.

5. Consultation

- 5.1 Extensive engagement has been undertaken to inform the content of the MIR. The MIR, itself, is also a consultation document intended to open a discussion with a wider range of stakeholders on the key planning issues for LDP2, steered by a solid evidence base and a range of options for how LDP2 can respond to change. The consultation on the MIR will inform the preparation of a proposed LDP2, which is targeted for publication in December 2017.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference :

For further information please contact Neale McIlvanney, Strategic Planning Manager on 01294 324686

Background Papers

North Ayrshire Monitoring Report January 2017

North Ayrshire Local Development Plan 2 - Environmental Report - January 2017



Local Development Plan 2 Main Issues Report January 2017



DRAFT
Final edition to be published 30 January 2017

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LDP2 Main Issues Report - Introduction

Foreword and Executive Summary by Councillor Alex Gallagher, Portfolio Holder - Economy

We are reviewing our adopted Local Development Plan (LDP1) to ensure that we continue to capitalise on our outstanding towns and natural environment to make the most of our economy and bring benefits to our communities. This Main Issues Report is the first stage in preparing our next LDP - known as LDP2. Our Main Issues Report is a document, intended to stimulate discussion around the key changes we need to make to our current LDP. We are inviting comment on the Main Issues Report through a 6-week programme of consultation events and opportunities. Officers will be on hand for questions and discussion. For full details on how to submit your views to us, see overleaf for our full consultation statement.



The Main Issues Report presents those issues that we think need a fresh approach in LDP2. Main issues reports are not draft plans and do not contain options on all policy areas. Policies that work well within LDP1 are not considered in this Report as they are expected to be maintained in LDP2. The main issues considered in this report are: -

- A vision for LDP2
- Locality Planning and The Place Standard
- Delivering houses
- Town centres
- Arran and Cumbrae
- Regeneration of Employment Land
- Integrating Marine and Coastal planning
- Hunterston Port Energy Hub
- Planning for Renewable Energy

We have identified the main issues through extensive evidence gathering on the success of LDP1 and through consultation with technical and community partners. All the evidence to support this report can be viewed in our Monitoring Statement. For each of the main issues we have identified a series of preferred and alternative (where reasonable) options for change, with a brief indication of the implications of the options. The preferred and alternative options are not the settled view of the Council on any matter; more an expression of how we think LDP2 might best respond to changed circumstances, to maximise its effectiveness. We welcome views on whether our preferred and alternative options are the right options, or whether there are further alternatives that we haven't identified. We hope this stimulates meaningful engagement with all stakeholders, and particularly communities, to help shape our proposed plan and maximise effectiveness and community ownership of LDP2.



Consultation Statement

Our 6-week consultation on the Main Issues Report will be open for comments between 30th January 2017 and 10th March 2017. As part of the consultation we will: -

- Publish a notice in local newspapers with full North Ayrshire Council area coverage and on the internet to advertise the MIR consultation (in line with Scottish Government regulations)
- Deposit copies of the MIR in public libraries and in Cunninghame House, Irvine for inspection
- Publish the MIR online
- Notify the following parties of the MIR consultation: key agencies, neighbouring planning authorities, community councils and all parties on the LDP2 contacts database
- Host manned exhibitions in each of the 6 Localities in North Ayrshire to present information on the content of the MIR and to invite interested parties and members of the public to drop-in and discuss the MIR – **details of dates, location and time of events to be confirmed**
- Publish details of the consultation and all consultation events on Twitter
- Present the MIR to the March 2017 Locality Planning Partnership meetings to outline the options on key LDP2 issues, and seek the views of the Locality Planning Partnerships in preparing the proposed LDP2

Within the consultation period, you can respond to the Main Issues Report by emailing ldp@north-ayrshire.gov.uk. Members of the public can also submit responses to: -

Strategic Planning Team
Cunninghame House
Irvine
North Ayrshire
KA12 8EE

The LDP and associated documents can also be viewed at this address and all public libraries. If you want to inspect the documents at your local library, please arrange your visit with the Strategic Planning Team (details below) to assist you to view the appropriate information.

For general enquiries, please contact Strategic Planning by phoning 01294 310000 or by email to ldp@north-ayrshire.gov.uk.

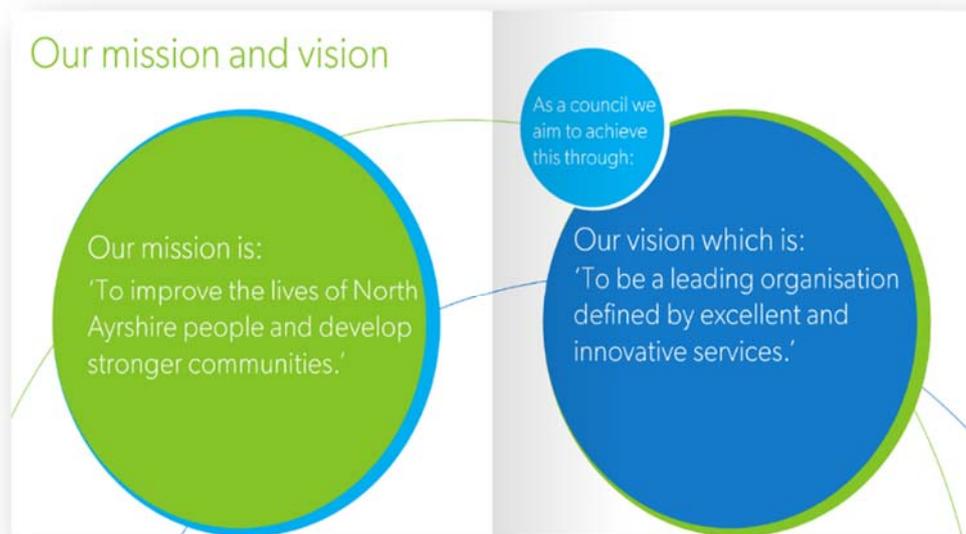
Chapter 1: A vision for LDP2

What has changed?

Council Plan: The North Ayrshire Council Plan was approved in March 2015, following the adoption of the Council's first LDP. The Council Plan establishes the Council's mission as:

To improve North Ayrshire for all its residents, the Council plan sets out 5 priorities, as follows:

- Growing our economy, increasing employment and regenerating towns
- Working together to develop stronger communities
- Ensuring people have the right skills for learning, life and work
- Supporting all of our people to stay safe, healthy, and active
- Protecting and enhancing the environment for future generations



National Policy: Since the adoption of North Ayrshire's LDP1, the Scottish Government updated its strategy and policy framework for planning in Scotland by approving Scottish Planning Policy and National Planning Framework 3, both in 2014. While Scottish Planning Policy provides a framework for all planning topic areas (such as housing or town centres), NPF3 is a strategic planning vision for Scotland.

Scottish Planning Policy provides national guidance on all LDP topic areas, grouped within themes of "A successful, sustainable place", "A low carbon place", "A natural, resilient place" and "A more connected place". It also introduced the presumption in favour of development that contributes to sustainable development. The SPP explains that this presumption is designed to support the Scottish Government's central purpose of enabling sustainable economic growth. In planning terms, however, it means that where development plans are not up-to-date, planning applications should presume in favour of development that contributes to sustainable development.



National Planning Framework 3 is a national spatial strategy for development, which identifies developments that the Scottish Government considers to be of national importance. It also provides an overarching vision for Scotland's regions, highlighting key matters for local-level spatial strategies to consider. For North Ayrshire, NPF3 identifies: -

- The importance of linkages between Ayrshire's largest settlements, including Ayr and Kilmarnock;
- The importance of Hunterston as a key national port, and a potential location for future industrial and employment use, extended operating lifespan for nuclear power production, decommissioning activity, coastal tourism opportunities and renewables;
- The potential for a coordinated approach to planning for energy related and other key development as part of a coordinated action for the Hunterston area.

Economic Lag and Slow House Building Activity: LDP1 was prepared during the period immediately following the major global economic recession of 2008. At that time, the severity and longevity of impact on economic growth was difficult to predict at any level, let alone for specific regions. It was broadly anticipated that over the lifetime of the LDP, there would be a full economic recovery, which would see house-building rates return to pre-recession levels. It is now recognised that the impact of the recession, particularly on house-building in North Ayrshire has resulted in a structural change to the housing market. In spite of the allocation of a generous supply of new housing land in LDP1, house-building rates have only slowly climbed to half their pre-recession peak. Responding to this is one of the main challenges for LDP2, and it will be critical to review our supply of housing land to understand whether we need more land for housing and whether our current housing land supply is meeting current housing needs. We will need to identify innovative solutions to stimulate house-building activity in North Ayrshire. This is particularly important because Scottish Government projections show an overall decline in our population.

Ayrshire Growth Deal: Ambitious business proposals that would transform the economic prospects for Ayrshire have been set out by the 3 Ayrshire local authorities. Ayrshire Growth Deal (AGD) is targeting over £350 million of funding from the Scottish and UK governments to develop a number of exciting projects. Inclusive growth, creating opportunities that benefit all of our communities, is core to the development of the Ayrshire Growth Deal.

The projects, included in the Strategic Business Case, are expected to create jobs and have a wider positive economic impact for Ayrshire and Scotland. They also reflect the strengths and opportunities of the Ayrshire economy. The Deal aims to develop further and build on the success of the area's key industries, including aerospace and space, life sciences and manufacturing while providing the infrastructure and support to make our businesses even more innovative and international in their outlook.

It will also seek to enhance Ayrshire's coast and capitalise on the superb opportunities that Ayrshire's harbours and ports provide. Proposed projects will make a major contribution to the delivery of national tourism strategies such as 'Awakening the Giant' (marine tourism) as well as providing opportunities to address issues such as the provision of land for the development of new housing.

Specifically, within North Ayrshire, the AGD includes the following proposals:

- a bid for £53m to develop the Ardeer Peninsula and Irvine Harbourside
- £22m of government funding for coastal regeneration in Ardrossan
- £15m to develop Marine Tourism across North and South Ayrshire.

The Main Issues Report will explore what the AGD will mean for LDP2.

What should be the vision for LDP2?

Preferred options:

- **Population Growth:** Our vision will focus on how planning can respond to population decline, and form part of a corporate strategy to grow our population
- **House Building:** Our vision will support the commercial house-building industry to build new houses in North Ayrshire
- **Town Centres:** Our vision will embed the town centre first principle into our policies and development proposals
- **Jobs:** Our vision will encourage employment opportunities, and seek to direct new investment to maximise economic impact - particularly in terms of job creation
- **Green Economy:** Our vision will recognise the quality of the natural environment, including coastal, rural and island assets, capitalising on North Ayrshire's natural resources through a green network strategy, which will form part of the overarching spatial strategy for LDP2
- **Quality Places:** We will deliver high quality places by incorporating Scottish Government standards on designing places into our development guidance for North Ayrshire
- **LDP2 for Localities:** Our vision will ensure that we make the most of North Ayrshire's advanced approach to locality planning by reflecting North Ayrshire's localities within the spatial strategy for LDP2, and ensuring that LDP2 supports our communities' priorities
- **Delivering LDP2:** Our vision will seek to manage the delivery of development included in LDP2 by capitalising on existing infrastructure capacity, to minimise the cost of development to the Council, developers and other public infrastructure providers
- **Sustainability:** Our vision will embed sustainability into all land-use planning processes, by incorporating our Sustainability Strategy into our site and policy analysis to maximise its environmental performance



Consultation Questions

Q1: Is there anything else that the LDP2 should identify as a strategic priority? If you believe so, please tell us.

Q2: Do you think there are alternatives to the preferred options that you think will be better at supporting our town centres? If you believe so, please tell us and why.

Chapter 2: Locality Planning and the Place Standard

We have integrated our approach to preparing LDP2 with the locality partnerships. This ensures that the issues that our communities identify as priorities in their Locality Plans (expected 2017) will align with LDP2. This will ensure that LDP2 and the related action programme will actively drive and coordinate the delivery of spatial priorities identified by communities.



During September 2016 we presented an awareness raising information session and discussion around priorities for LDP2, to the inaugural set of locality planning partnership meetings. This intended to forge linkage between the spatial planning and community planning processes in North Ayrshire. This took place in an open forum where all councillors were present and each of our community partners could learn about LDP2 and how they can influence what LDP2 says. This was helpful in understanding how locality planning partnerships were working to understand what their priorities were through the use of the Place Standard toolkit. It also gave an early indication of what the priorities in each area were likely to be for LDP2 to respond to. The Place Standard for each locality can be viewed in the Monitoring Statement.

The key themes that have been identified for Locality Planning Partnerships are as follows.



Arran

- Housing and the community
- Work and the local economy
- Moving around including public transport

Garnock Valley

- Work and the local economy
- Moving around including public transport
- Facilities and amenities

Irvine

- A need to increase the communities' sense of influence and control
- Address improvements in the economy and job creation
- Improve health and well-being

Three Towns

- Improve the economy and create work opportunities
- Address health deprivation and general well-being
- Improve facilities and amenities locally and the overall sense of influence and control

Kilwinning

- Work and employment
- Traffic and parking
- Regeneration of the town centre

North Coast, West Kilbride and Cumbrae

- Traffic and parking
- Work and employment

We recognise that each locality partnership is undergoing a process to identify how they will refine and respond to the issues that are most important for their communities. As such, this Main Issues Report is setting out the Council's intention to integrate its spatial planning processes with community planning, and that the foundation to ensure synergy between the processes is the Place Standard. As the proposed plan develops we will continue to support the emerging locality priorities.

What are our options for establishing links between LDP2 and community planning?

Preferred option:

- We think the LDP vision and spatial strategy should represent both overarching priorities for North Ayrshire as well as priorities for each of the localities within North Ayrshire.
- LDP2 will reflect what the priorities are for each locality. LDP2 will describe how, spatially, planning will support the delivery of community priorities by including a spatial vision for each locality.

Alternative options:

Integration of spatial and community planning is a key focus of Scottish Government and is a central issue for the current review of the planning system in Scotland. We think forging effective integration of spatial and community planning is essential to the success of LDP2, and we have not identified any alternatives to the preferred option.

Chapter 3: Delivering Houses

Why is housing delivery a main issue? What has changed from LDP1?

The provision of good quality housing in the right location is central to our Vision and Spatial Strategy.

We recognise that house-building can make an important contribution to our local economy and to the creation of a successful and sustainable North Ayrshire.

We also recognise that addressing the need and demand arising from anticipated population change and ensuring that there are genuine housing development opportunities is a key challenge for the Local Development Plan.

The Scottish Government are clear that housing delivery is a key national priority. This section outlines our role and scope to intervene in the housing market. It describes the process by which we identified the key issues affecting housing delivery and presents our preferred and alternative options.

Our role

The Local Development Plan should create a vibrant housing market by:

- setting a housing supply target which fairly and reasonably reflects the expected delivery of housing over the plan period
- identifying land that can genuinely deliver new houses during the plan period
- identifying other residential development opportunities – for example, land for long-term growth, regeneration priority areas and otherwise established land for housing
- setting an assessment framework that focuses on good quality development and place-making to provide the basis for assessing planning applications
- providing a mechanism to ensure that if, at any point, the Plan fails to provide the land needed for new houses, additional land will be made available
- explaining how we will deal with other housing development, such as countryside housing, masterplan areas, or self-build developments.



The evidence base?

We have monitored delivery levels, sales, prices, effectiveness, land supply, tenure changes, brownfield/greenfield balance, impact and progress of allocated housing land and the impact of the affordable housing policy since the Plan was adopted in May 2014.

We have used a range of sources to inform us including stakeholder engagement with both the private and social house-building industry through our LDP Forum for housebuilders. We also engaged with communities through Locality Planning Partnerships, where we offered training and had discussions with Councillors and Community Councils on housing issues.

We audited our existing housing land supply, and used national completions figures and a Housing Need and Demand Assessment to inform this.

All of this provides a rich and valuable evidence base to decide how LDP2 should respond to past and predicted future events in the housing market, to help us deliver houses, support our economy and our communities. **For detailed information on the evidence that informed the MIR, please read our monitoring statement.**

To summarise the key information from our evidence, we have found that: -

- our population is predicted to decrease overall, while the proportion of over 65s will increase relative to working age population
- we will see a short-term increase of around 120 households between 2019 and 2024; however, from 2023 onwards we will have less households year-on-year to 2029. By 2029, we will have around 300 less households than at the start of the Plan period in 2019 (and around 450 less than the peak during 2023).
- we estimate that a total of 1517 new houses will be needed between 2016 and 2025.
- our Strategic Housing Investment Programme aims to build 528 new affordable homes between 2019/2020 and 2021/2022



- the investment in new houses in the Strategic Housing Investment Programme directs investment in new houses to Irvine/Kilwinning, Three Towns, Arran and North Coast
- our Draft 2015/2016 Housing Land Audit (HLA) sets out our expectations for housing delivery on identified housing land over the next 7 years, up until 2023. The plan period for LDP2 is 2019-2029. Within this period, based on our HLA programming between 2019 and 2023, we think our effective housing supply is capable of delivering an average of 742 new houses per year.
- Of that capacity, Homes for Scotland - through consultation on our HLA - think that our housing land can deliver an average of 375 new houses each year. The difference between the Council's and Homes for Scotland's view of availability of effective land is often related to how strong North Ayrshire's housing market is in terms of being able to attract commercial builders to North Ayrshire.
- overall, the HLA currently estimates that we have an established housing land supply that can provide land for nearly 9000 new houses for all time.
- at the moment we anticipate 1,218 units will be completed before the Plan period i.e. between 2016 and 2019.
- we expect to have around 7,600 units in the established land supply for the start of the Plan period in 2019.
- even if we don't allocate any new housing land in LDP2, we expect a substantial remaining supply after the Plan period sufficient to provide around 5,450 new homes by 2025
- during September 2016 we ran a Call for Sites process and received around 80 proposals for development - the majority of which were focussed on housing. The submissions contained scope for around 7,500 housing units - some of which are already allocated. We have shown these sites, and our initial assessment of those sites in Appendix 1 – Call for Sites Proposals Constraint Assessment.

Our current supply will last until....

2036 if we build **418** new houses every year, based on our 20 year average build rate

2037 if we build **406** new houses every year, based on our anticipated delivery rates

2046 if we build **288** new houses every year, based on our recent annual new-build completions

2073 if we build **152** new houses every year, based on HNSA housing estimates

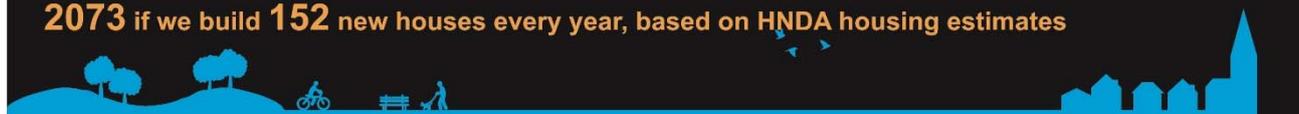
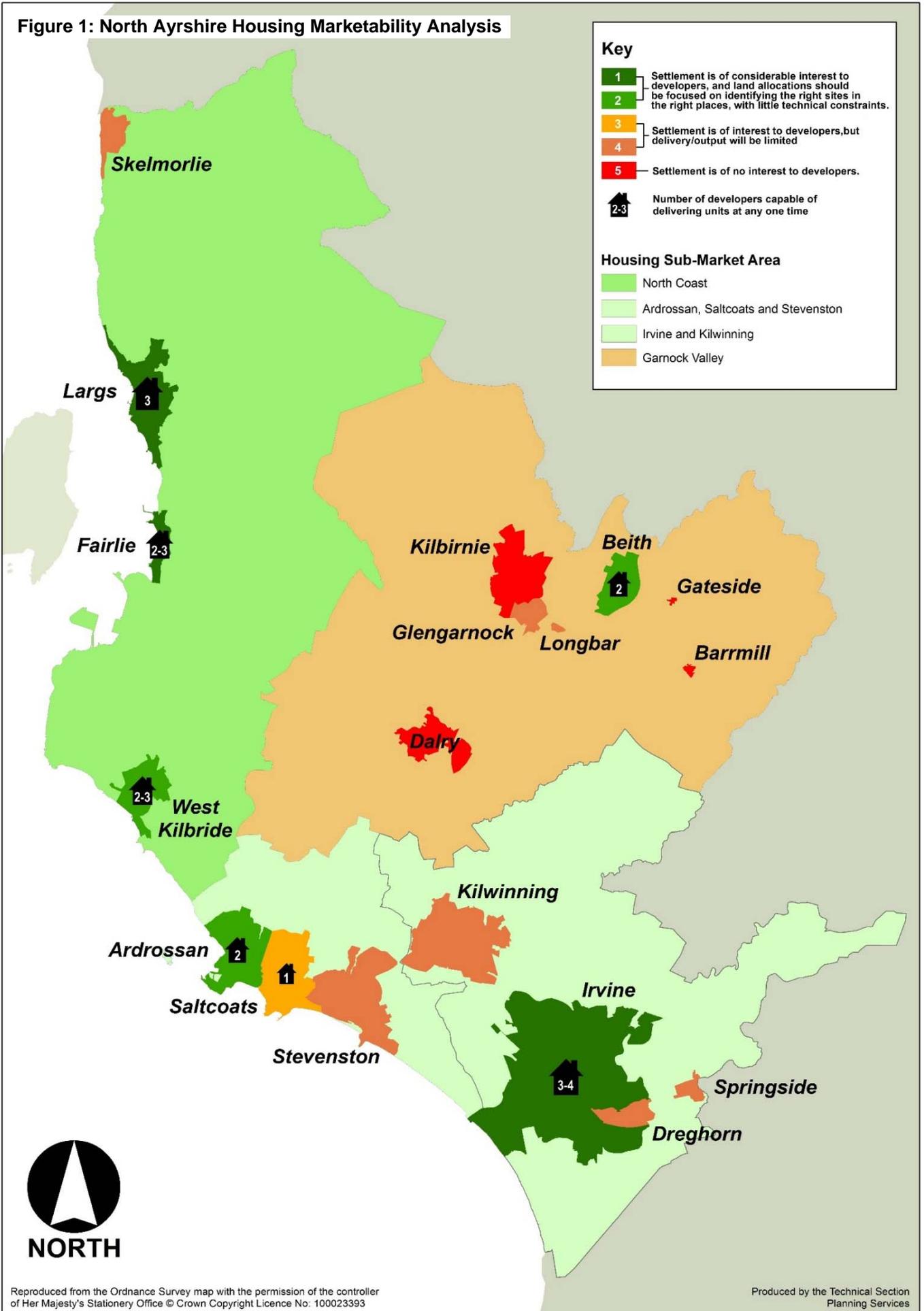


Figure 1: North Ayrshire Housing Marketability Analysis



Housing Estimate	Cumulative Housing Estimate 2016-25	Annualised Housing Estimate 2016-20	Annualised Housing Estimate 2021-25
All tenures	1,517	317	-14
Housing Tenures			
Market Housing	between 790 and 930	between 167 and 193	between -7 and -9
Affordable Housing	between 600 and 720	between 128 and 149	between -5 and -8
Housing Sub-market Areas			
Arran	65	14	-1
Garnock Valley	215	45	-2
Irvine/Kilwinning	585	122	-5
North Coast	269	56	-3
Three Towns	385	80	-3
Housing Sub-Market Areas by Market Housing			
Arran	25*	5	0
Garnock Valley	75*	16	-1
Irvine/Kilwinning	195*	42	-3
North Coast	100*	22	-2
Three Towns	120*	25	-1
Housing Sub-Market Areas by Affordable Housing			
Arran	40*	8	0
Garnock Valley	135*	28	-1
Irvine/Kilwinning	385*	80	-3
North Coast	170*	35	-1
Three Towns	265*	55	-2
* derived - may not total due to rounding			

Table 1 "Housing Needs and Demands Assessment Estimated Housing Needs"



So what does the evidence mean?

We already have more than enough land to build all the houses we will need. Despite this, completion rates for new houses are substantially below pre-recession peaks.

The drop in completion of private market houses is significant, and recent annual completions have been heavily reliant on social house-building. Through discussion with the house-building industry, we think this is because of wider housing market and economic conditions that affect investment in house-building.

We think LDP2 should explore whether more land for housing would stimulate house-building activity in North Ayrshire and ensure we continue to provide an effective housing land supply. LDP2 will also explore what we can do to facilitate delivery long-term, and what we should do if some of our housing land continues to be undeliverable. We think our approach should reflect that there is a variance in the marketability across North Ayrshire, which means that some of our towns are more likely to see new housebuilding activity than others.

We have set out preferred and alternative options to examine how we can ensure LDP2 provides an effective and dynamic response to our housing and populations challenges.

Issue 1 - Housing Supply Target: What should our Housing Supply Target be?

The Scottish Government require us to set a realistic Housing Supply Target that reflects the number of houses we expect to be delivered across all tenures (and specified into market and affordable targets).

Preferred Option:

- We think our Housing Supply Target should be higher than the housing estimate identified in the HNDA. We think this would allow us to positively impact on delivery by adding new effective sites. Our estimated needs, derived from the HNDA, are shown in Table 1 "Housing Needs and Demands Assessment Estimated Housing Needs"
- Our Housing Supply Target should take account of recent and anticipated 2016-19 build rates, the recent increased investment in the Affordable sector, the effectiveness of potential allocations, and anticipated higher delivery of the private sector identified by our Audit through the early years of the Plan (2019 to 2023).
- This position would allow us to take into account advice from the house-building industry and reflect investment decisions such as those identified in the SHIP and other transformational projects the Council is involved in like the Ayrshire Growth Deal.

Alternative Option:

Alternatively, our Housing Supply Target could be set to reflect HNDA projections of a declining population and low or no demand for new housing and not pursue an approach to allocate additional housing land. However, taking this view would restrict the opportunity for LDP2 to positively intervene in the land supply by adding new potentially effective land.

Issue 2 - Housing Land Requirement: what should our level of generosity be?

The Scottish Government require us to set a Housing Land Requirement that ensures that there is enough land to meet the Housing Supply Target AND provide additional land (between 10-20% more land than we need) to ensure flexibility and choice for developers. This is known as adding 'generosity'. A generosity allowance is intended to ensure that there is choice and flexibility in the housing land supply to respond to external or site specific factors - e.g. unpredicted development constraints that could make land undeliverable, or market conditions resulting in a more difficult commercial environment for house-builders.

Preferred Option:

- We think we should set a Housing Land Requirement that adds the maximum 20% generosity to the Housing Supply Target, given our evidence base suggests that North Ayrshire is a housing market that remains marginally viable for commercial interests, and this may, over the plan period, affect the deliverability of effective housing land.

Alternative Option:

Alternatively, we think that we should set a Housing Land Requirement that adds the minimum 10% generosity. We do not favour this approach because it will lower the overall Housing Land Requirement, which, throughout the Plan period, will affect our ongoing requirement to provide a 5-year effective housing land supply by lowering the amount of new houses we need to build each year and affect associated mechanisms to rectify this outwith the plan preparation cycle.

Issue 3: High Supply - dealing with non-effective housing land

Notwithstanding the outcomes of the Housing Supply Target and Housing Land Requirement, it is likely that we will have significant capacity not expected to be delivered in the Plan Period and not forming part of the Scottish Government's built-in generosity addition. Currently, around half of our established housing land supply is non-effective, therefore not expected to be delivered before 2024. This increases the importance of protecting what we currently see as effective housing land. Protecting our established effective housing land would allow us to more clearly set out, in policy terms, the housing development opportunities within North Ayrshire. It would provide certainty to investors and ensure protection from alternative developments for the effective supply.

It would promote long-term opportunities which could be brought forward should development rates increase while not sterilising them from alternative development in the short-term.

It would ensure that land which may be appropriate for housing but which has little or no chance of being developed during the Plan period (2019-24) is not sterilised by the Plan.



Preferred Option:

- We think that we should focus our housing policies on promoting and protecting effective housing sites.
- We think we should protect sites forming part of the Housing Land Requirement identifying them separately in the Plan.
- We think we should promote sites forming the long-term housing supply (anticipated to be active 2025-29) and identify them separately in the Plan.
- We think that we should consider de-allocating sites with potential beyond 2029, considering them for a wider range of uses or remove them from our established housing land supply. If we remove sites from our established land supply we think we should explore allocating additional land that is likely to be developed. This would protect against the Plan failing to provide an effective supply of housing land through its lifetime.

Alternative Option:

The preferred approach simply brings the development plan into line with Scottish Planning Policy, which was published shortly after LDP1 was adopted. It is not appropriate to disregard Scottish Planning Policy, and we have, therefore, not identified any reasonable alternatives.

Issue 4 - Affordable Housing & Developer Contributions

We currently require developers to provide affordable housing at a proportion of the site's capacity (except housing developments in the Garnock Valley). As such, we think we should give further consideration to whether the current position of seeking developer contributions for affordable housing is appropriate, based on robust evidence of housing needs. At the same time, we will be reviewing our approach to other developer contributions, where we identify impact on other forms of infrastructure, including the Council's school estate.

Preferred Option:

We think we should await the conclusion of the HNDA being granted robust and credible status by the Scottish Government to identify whether our current affordable housing contributions policy is appropriate. As part of the preparation of LDP2, we will also explore the impact of development on other infrastructure, including the school estate through a delivery and infrastructure working group. The working group will include key Council services responsible for housing, education and transport.

Alternative Option:

We have not identified any alternatives to this approach. Our HNDA is likely to inform any future policy, but it does not, yet, have sufficient status to predict whether the policy should be continued or reviewed. Equally, we know the Council's school estate is under pressure, so it is appropriate to consider, as part of the ongoing preparation of LDP2 the impact of future development.

Issue 5 - Adding Sites: should we add sites to the Plan?

The Scottish Government expects us to identify a diverse range of sites to provide a good mix of tenures and densities of new housing. We received proposals for new residential allocations through the Call for Sites process (see Appendix 1 - Call for Sites Proposals Constraint Assessment).

We have assessed the sites based on contribution towards SEA objectives and based on their physical attributes - i.e. the planning and environmental impact of the sites. The green, amber, red traffic light system corresponds with whether we think the site is free from constraints, has constraints which could be mitigated, or has constraints that potentially can't be mitigated within the Plan period. We have also identified what may be other general barriers to the delivery of the site. Sites that are deemed of a scale that is inappropriate for a specific LDP allocation (i.e. where less than 5 houses are proposed), have been identified as blue, recognising that while an LDP allocation may not be appropriate, consideration should be given to whether the site could reasonably be supported through a planning application, following the review of rural housing policies, and settlement boundary reviews.

This process is intended to inform a more detailed assessment of the sites promoted, which may be suitable for allocation. As such, **we do not necessarily envisage that sites identified as potentially significantly constrained (i.e. shown as red) cannot be demonstrated to be suitable for allocating in LDP2. Equally, there are significantly more sites identified as green and amber than would be appropriate to be allocated – hence not all 'green' or 'amber' sites will be supported in LDP2.**

Preferred Option:

Our preferred approach to identifying land to be allocated for housing in LDP2 is that we will:

- Only support the allocation of sites proposed for development of more than 5 units. This is in recognition that it is not generally appropriate to reserve land through a development plan for small scale development.
- Consider those sites deemed inappropriate for allocation by way of their size through the development of rural housing policies for the proposed plan and the review of settlement boundaries; or, in the case of Arran, consideration in taking forward policies to support new housing on the island (see Chapter 5 - Arran & Cumbrae).
- Allocate an additional supply of housing land to supplement the existing supply and to continue to ensure we maintain an effective housing land supply at all times throughout the plan period. This is to reflect vulnerability in a substantial portion of our existing supply that exists because of wider housing market constraints and land constraints. This position is supported by Homes for Scotland's view that around 1500 units in our current established land supply have no foreseeable prospect of being delivered.
- Explore constraints identified in the initial traffic light assessment to determine the sites that are genuinely free from constraints that cannot be overcome in delivering the site, or prohibit the site being immediately effective.



- Select a range of sites from the call for sites submissions to feature in the proposed plan as housing allocations based on a robust appraisal of the deliverability and marketability of the site, whether the site is promoted by a party capable of delivering the development as an immediately effective site and that it is free from development constraints. We will give consideration to availability of existing housing land and development capacity within each of our settlements. Our preferred sites will be those located in marketable areas (informed by our engagement with the house-building industry, summarised in Figure 1 “North Ayrshire Housing Marketability Analysis”); and that we have identified as being free from, or capable of mitigating, any development constraints; and that have been promoted by a party that can give a high degree of confidence that the site can be developed (for example, a commercial house builder).
- Select sites that are supporting and enabling the wider regeneration of communities and local economies.

Alternative Option:

We could choose not to allocate any additional housing land through LDP2 on the basis that our existing land supply is sufficient to build the estimated future requirement for housing. We do not favour this approach because although we have a substantial housing land supply, we have continued to see slow house-building rates. We also know that a large amount of our housing land will not be effective within the next 7 years. LDP2 provides an opportunity for intervention to explore whether a supply of prime, highly marketable sites can be added to the supply to stimulate development, and guard against the future failure to provide an effective supply of housing land.

Chapter 4: Town Centres

Why is our approach to town centres a main issue? What has changed from LDP1?

We have many town centres that are at the heart of our communities, providing a wide range of public and commercial services and amenities. They also provide a wider civic function with a range of indoor and outdoor spaces for community, leisure and recreational activities. Our town centres are typically served by public transport, with some of our town centres boasting provision for buses, vehicles, cycling, walking, train and ferry travel. Our town centres are a significant part of our economy, providing many jobs in sectors such as retail, leisure and office-based professional sectors. Our town centres are also places to live, with evidence suggesting that town centre living is increasing.



LDP1 identifies 11 town centres within North Ayrshire. Our town centres range in scale, from small town centres serving their settlement and providing a smaller range of retail, commercial leisure and civic amenities to Irvine, which is the largest town centre in North Ayrshire. Irvine provides significant retail and commercial leisure offer that has a catchment much wider than Irvine itself - making it one of the main retail destinations in Ayrshire. In between, some of our towns, while not providing the choice and variety of Irvine as a regional centre, do offer more than basic range of shopping, leisure and civic facilities, and draw visitors and trade from beyond the settlement itself. Kilwinning, Largs and Saltcoats fall into this category.

Of our island communities, Arran does not have a designated town centre; while Cumbrae has a town centre within Millport. Arran's largest settlement, Brodick, contains a wide range of retail and other commercial and civic public amenities adjacent to Brodick Harbour, along Shore Road, and performs a function similar to a town centre. This parade of amenities has never been



allocated town centre status in a development plan as a result of its elongated pattern; because the commercial/public facilities are interspersed with housing; and, significantly, because Brodick is part of an island community which is a network of smaller settlements and hamlets, each with its own public facilities; and because these settlements are not planned in a way that reflect some of the mainland settlements. As a result of these factors, a traditional retail town centre approach, directing all new development to town centres, would not be beneficial to the island. It is not considered that this approach has appreciably constrained new commercial development on Arran.

The Council has worked with Scotland's Towns Partnership to prepare audits for all of our town centres, to help us understand how our town centres are performing, what role they fill across the wider network of town centres in North Ayrshire and future



opportunities to improve our town centres. The town centre audits can be viewed as part of our Monitoring Statement. Some of the key findings from the audits are: -

- Overall, our town centres are healthy, with low vacancy rates, although some smaller settlements have high vacancy rates and are vulnerable because they are too small to accommodate clusters of vacancies.
- Most of our town centres have experienced an increase in town centre living - with the exception of Kilwinning and Millport
- Our 11 town centres are not part of a recognised and agreed hierarchy or network of centres
- Some of our centres have developed a specialist role for which they are recognised - such as West Kilbride as a craft town and Ardrossan as the port for the Arran ferry

As well as these findings, we know that since the adoption of LDP1, Scottish Planning Policy (2014) and the Scottish Government's Town Centre First Principle have been adopted and provide a clearer steer on how development plans should promote town centres as part of a cross-public sector effort to recognise the importance of town centres. We also have an Irvine Vision document that will shape our approach to town centres - and in particular the role of Irvine as our largest urban centre.

“Government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity.” – Scottish Government

What are our options for promoting our town centres?

Preferred Option:

We think LDP2 should: -

- Embed the Scottish Government's Town Centre First Principle in the spatial strategy for LDP2
- Identify a network of centres, showing all our town centres as part of a network across North Ayrshire, and recognising that our town centres have different roles in serving our communities. Within any network, Irvine should be recognised as our largest centre, which serves a wide regional catchment, and is one of the main centres of employment. Recognising this in the network of centres should help to maintain the strength of Irvine town centre as a regional centre.
- Recognise that some of our towns serve a speciality role that is attractive to visitors and seek to support their economic potential. For example, Ardrossan port as a gateway to Arran; and West Kilbride as a craft town.
- The network should recognise that Kilwinning, Largs and Saltcoats are all centres that have a role as a sub-regional centre and provide amenities that will serve a catchment bigger than the settlement itself.
- Our other town centres should be recognised in the network as local, rural or island centres, which are important to their local communities. Some of the services in our local centres will be vulnerable to change of use to non-commercial uses, such as residential. We will seek to maintain an effective balance in protecting important community services, while allowing the redevelopment of genuinely redundant uses.
- We should also provide a policy approach to small clusters of shops and amenities within our communities that are not within town centres, to protect and improve those facilities, where suitable
- In line with the town centre first principle, we will operate a sequential approach to retailing and all other uses that generate a lot of visitors/users, by directing such uses to town centres
- We will support opportunities for town centre living through LDP2
- We will continue to work closely with our locality partnerships to take forward any environmental improvement schemes in our town centres - particularly relating to the Go Garnock Charrette, which has been completed; and for our future Charrette within Ardrossan, Saltcoats and Stevenston

Alternative Option:

The 'Town Centre First Principle' and sequential planning approach are embedded in Scottish Government's policies. The Council has committed to these approaches - particularly through the Irvine Vision. We do not think there are any alternatives to this approach in LDP2. We could display our network of centres as a hierarchy, seeking to operate a strongly guarded approach, by seeking to drive new investment to Irvine as the primary centre in North Ayrshire. We do not feel this is the most appropriate planning approach. Commercial investors and the retail sector are dynamic, opportunity-led industries, and we would rather encourage new investment at any location it can be supported. We also recognise that Irvine is quite distant to some of our communities and we would not inadvertently wish to restrict investment opportunities at our other centres.



Consultation Questions

Q3: Is there anything else that the LDP2 could do to support our town centres? If you believe so, please tell us.

Q4: What are the benefits and drawbacks of a network of centres? Do you think there are alternatives to the preferred options that you think will be better at supporting our town centres? If you believe so, please tell us and why.

Chapter 5: Arran and Cumbrae

Why are our islands a main issue? What has changed from LDP1?

Arran and Cumbrae form part of Scotland's vibrant island communities and are fascinating, unique places within North Ayrshire to live, visit and do business. About 5% (or 7,000 people) of our population live on the islands which make a positive contribution, both culturally and economically, to North Ayrshire's prosperity and quality of place. Although the islands differ from one another in terms of location and character, they do face similarly specific challenges relating to their geographic remoteness, population decline, physical infrastructure (such as transport and digital connectivity) and supporting sustainable economic growth. Planning has a key role in facilitating the right development in the right place that achieves more prosperous and sustainable island communities.



“Scotland’s varied coast and islands have exceptional, internally recognised environment. They now have an unprecedented opportunity to secure growth from renewable energy as well as other key economic sectors including tourism and food and drink” Scottish Government, National Planning Framework 3

In 2015, the Arran Economic Group was established as a partnership to boost Arran's economic growth and position the island as a 'World Class Island' by 2020. Four key drivers were identified to deliver this vision, including infrastructure, visitor economy, business support and land and property. The draft Millport and Cumbrae Economic Plan has ambitions for Cumbrae to be a dynamic, accessible island admired for its quality environment, recreation opportunities and business enterprise and green credentials. We believe LDP2 provides an opportunity to translate the islands' own aspirations into a land use framework, positively planning for their sustainable economic growth.





At a national level, the Scottish Government recognises that there is a need for a clearer focus on island issues within public policy. In September 2015, the Scottish Government consulted stakeholders on a draft Islands Bill proposing measures with the aim of further empowering and protecting Scotland's islands. Some measures, including island-proofing and a new national islands plan will influence how we plan for the islands' long term sustainable development. The bill is to be introduced next year to the Scottish Parliament.

The Housing Land Audit 2016 shows that Arran has a supply of land for new houses of over 400 units. Annual completion rates for new build on Arran have averaged 32 units per year between 2008 and 2015. Meanwhile, the draft HNDA estimates that annual requirement is for 7 new houses each year until 2025. We welcome the work being undertaken by the Arran Economic Group to explore the solutions to the unique set of challenges facing the housing market on Arran. This has highlighted some key issues for LDP2 to consider and respond to, such as the high proportion of second homes ownership, the average cost of private market housing on Arran, and predictions for population decline.

The Arran house prices found in our analysis show an average house price of £199,070 which is £34,834 higher than the Scottish average between April and June 2016 and £39,850 higher than the Scottish average during January to March 2016" Housing and the Economy on Arran, North Star Consulting, 2016

We recognise that although the requirement for new houses appears to be low, this is likely to be based on local population trends for decline. However, LDP2 has an opportunity to assist the Arran Economic Group's aim to reverse the predicted population decline, which will be vital to the economy of Arran. Part of how LDP2 can support this is by reviewing the existing land supply on Arran, to identify why it isn't delivering, and review whether new allocations and alternative approaches to rural housing and settlement

boundary reviews to explore all reasonable planning mechanisms to support positive housing development on Arran.

We also want to work with and support the Arran Economic Group on the emerging proposals for additional business and commercial land on Arran, particularly at Brodick Harbour, to support the provision of quality employment land and explore opportunities for marine tourism.

What are our options for Sustainable Island Development Needs?

Preferred Option:

While responding to this issue in LDP2, we think we should:

- Ensure the vision and spatial strategy of LDP2 aligns with the land use priorities of the Arran Economic Plan and the Millport and Cumbrae Economic Plan and other island focussed strategies as far as possible
- Island-proof all local planning policies and guidance to reflect and support the islands' distinct development priorities, drawing distinction between the planning requirements for the islands and mainland North Ayrshire where appropriate.
- Work with the Arran Economic Group to identify positive solutions LDP2 can deliver to support the provision of new houses on Arran that will address population decline.
- We will also review our approach to housing in countryside areas, including self-build homes, so that our local development plan facilitates more for people's aspirations to live and work on the islands while at the same time continues to protect the environmental assets which make the islands unique and quality places.
- We will review the settlement boundaries to ensure that they do not arbitrarily restrict small scale opportunities for small scale development that meets local needs.
- We will also work with the Arran Economic Group to agree this, with a view to supporting the provision of quality employment land, marine and terrestrial opportunities at Market Road.
- Map and promote key island tourism development opportunities through LDP2 to assist and promote growth in Scotland's visitor economy to 2020, aligning with spatial priorities of the Tourism Development Framework for Scotland and the Ayrshire Growth Deal.
- Review whether formal town centres should be recognised on Arran - either as small centres in their own right, or within a hierarchical network of the island settlements.
- LDP2 should continue supporting island specific tourism projects:
 - Expansion of Auchrannie, Brodick subject to an agreed masterplan
 - Accommodation, facilities and craft workshops at Cladach, Brodick
 - Hotel development in association with timeshare and/or residential development at Whitehouse, Lamlash and
 - Extension of Lochranza Youth Hostel, with associated enabling residential development



Alternative Option:

We maintain our current planning approach to the islands and we have not identified any reasonable alternatives.

Consultation Questions

Q5: Is there anything else that the LDP2 could do to support island development priorities? If you believe so, please tell us.

Q6: Are there other island tourism proposals, not listed by LDP1, Policy TOU3 that the plan should support in principle? If you believe so, please tell us and why.

Q7: What are your thoughts on a pilot integrated 'island community development framework'? Which island area or settlement should be prioritised for the pilot and why?

Chapter 6: Regeneration of Employment Land

Why is regeneration and employment a main issue?

The provision of high quality business locations in support of sustainable economic development is central to our vision and spatial strategy for LDP2.

We recognise that ensuring our businesses have the right range and scale of opportunities in the right locations is critical to ensuring we achieve our wider economic development goals of regenerating our industrial heritage sites and delivering a better life for residents.

We also recognise that the employment market is dynamic and that we need to address the changing needs and demands of businesses arising from structural changes to financial intervention and business support, new economic and other strategies and development changes to our key locations.

The Scottish Government are clear that supporting sustainable economic growth is a key national priority.



This section outlines our role and scope to influence and support delivery of regeneration and economic developments through land-use planning. It describes the process by which we identified the key issues affecting delivery and presents our preferred and alternative options.

Our role

Local Development Plans should...

- Align with local economic strategies by recognising the potential of the key sectors for Scotland - energy, life sciences, universities, the creative industries, tourism, the food and drink sector, finance and business services.
- Allocate a range of sites for business, taking account of current market demand, location, size, quality and infrastructure requirements, whether sites are serviced or serviceable in 5 years, the potential for a mix of uses, their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks.
- Undertake business land audits which monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply.
- Identify new sites where existing sites no longer meet current needs and market expectations.
- Locate development which generates significant freight movements, such as manufacturing, processing, distribution and warehousing, on sites accessible to suitable railheads or harbours or the strategic road network.



- Encourage opportunities for home-working, live-work units, microbusinesses and community hubs
- Support opportunities for integrating efficient energy and waste within business environments
- Identify any nationally important clusters of industries handling hazardous substances and safeguard them from alternative development which would compromise their continued operation or growth potential.
- Be informed by the Tourism Development Framework for Scotland
- Consider the potential to promote opportunities for tourism and recreation. This may include new developments or the enhancement of existing facilities.

Source: Scottish Planning Policy 2014

The LDP can promote opportunities, add or remove employment land and add or remove policy restrictions. Currently, the adopted LDP identifies 61 employment locations accounting for 2407.91ha. This accounts for land which is already developed for employment uses as well as development opportunities of around 678ha. It also sets out a suite of policies which together frame how development proposals on regeneration and employment land will be dealt with and indicate how proposals for employment uses in other locations will be assessed.

We know we continue to have a substantial employment land supply ~1,000 ha and ~678ha (estimate from 2016).

What is the evidence telling us?

We have monitored changes to vacant and derelict land supplies since the Plan was adopted in May 2014. We have noted policy evolution in the form of the inception of the Ayrshire Growth Deal, National Planning Framework 3, North Ayrshire's Economic Development Strategy 2016-2025 and publication of new Scottish Planning Policy. We have used a range of sources to inform us including stakeholder engagement with Scottish Enterprise, engagement with communities through Locality Planning Partnerships and surveying of our existing vacant and derelict land supply.

“Approximately 82% of the urban population of North Ayrshire is located within 500 metres of a vacant or derelict site.” Vacant and Derelict Strategy (June 2014)

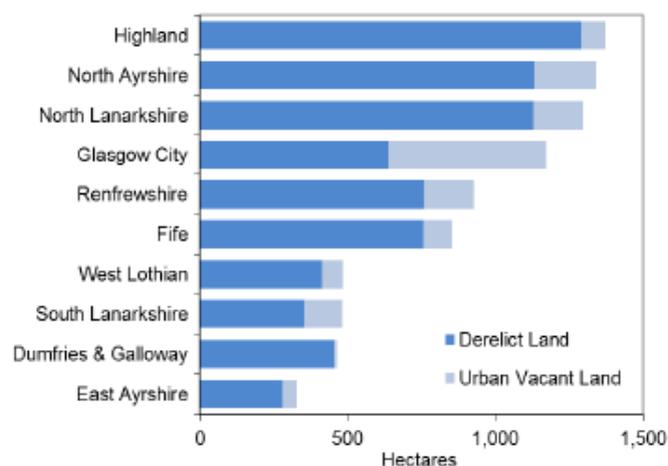


Figure 2 - Local Authority Vacant & Derelict Land

The **Economic Development and Regeneration Strategy refresh** states that the economy has improved since 2010. Unemployment has fallen (to 14.8%) but remains high relative to other areas. Our schools have the third highest rates of positive outcomes for leavers in Scotland and our investments have secured external funding for Brodick Harbour, Arran.

“We know the area suffers from market failure – in that the private sector often won’t invest in capital as the risk of not achieving a return is deemed too much.” Economic Development and Regeneration Strategy Refresh 2016-2025 (March 2016)

With regards to sectoral strengths, it highlights that we have historic strengths in manufacturing and engineering, life sciences and tourism which provide an advantage in attracting new hi-tech industries, bio-medical manufacturing and leisure facilities. Less favourably, wages have been stagnant and in real terms often falling. Work has become less secure, zero hours contracts have become a part of our economy and those unfortunate enough to be out-of-work (employment rate at 64.1%) have experienced welfare reforms which have put pressures on household budgets.

The Strategy sets out key indicators that it uses to measure progress including deprivation, skills and population. A quarter of our area (by number of datazones) continues to form part of Scotland’s 15% most disadvantaged, 12% of our working age residents have no qualifications and the population is projected to decline to 2026.

The specific implications for land-use planning, resulting from **Ayrshire Growth Deal** include support for marine expansion at Largs, Ardrossan, Brodick, and Irvine and backing for developing opportunities at Hunterston linked to the deep water port and rail freight facilities - see Chapter 8. We need to ensure that there is appropriate policy support to enable these aspirations should they come forward.

The Growth Deal also identifies its support for an upgrade of Ardrossan harbour to enable increased sailings and to support the wider commercial, leisure and residential development at Ardrossan North Shore and to support investment in new schools like the replacement of Ardrossan Academy.

Our **Vacant and Derelict Land Fund Strategy** recognises that vacant and derelict land is often the result of the decline in former industrial uses within the area and a legacy of issues such as undermining, contamination and deterioration, which can create a negative perception for residents, businesses and inward investors.

The Strategy incorporates 3 key themes:

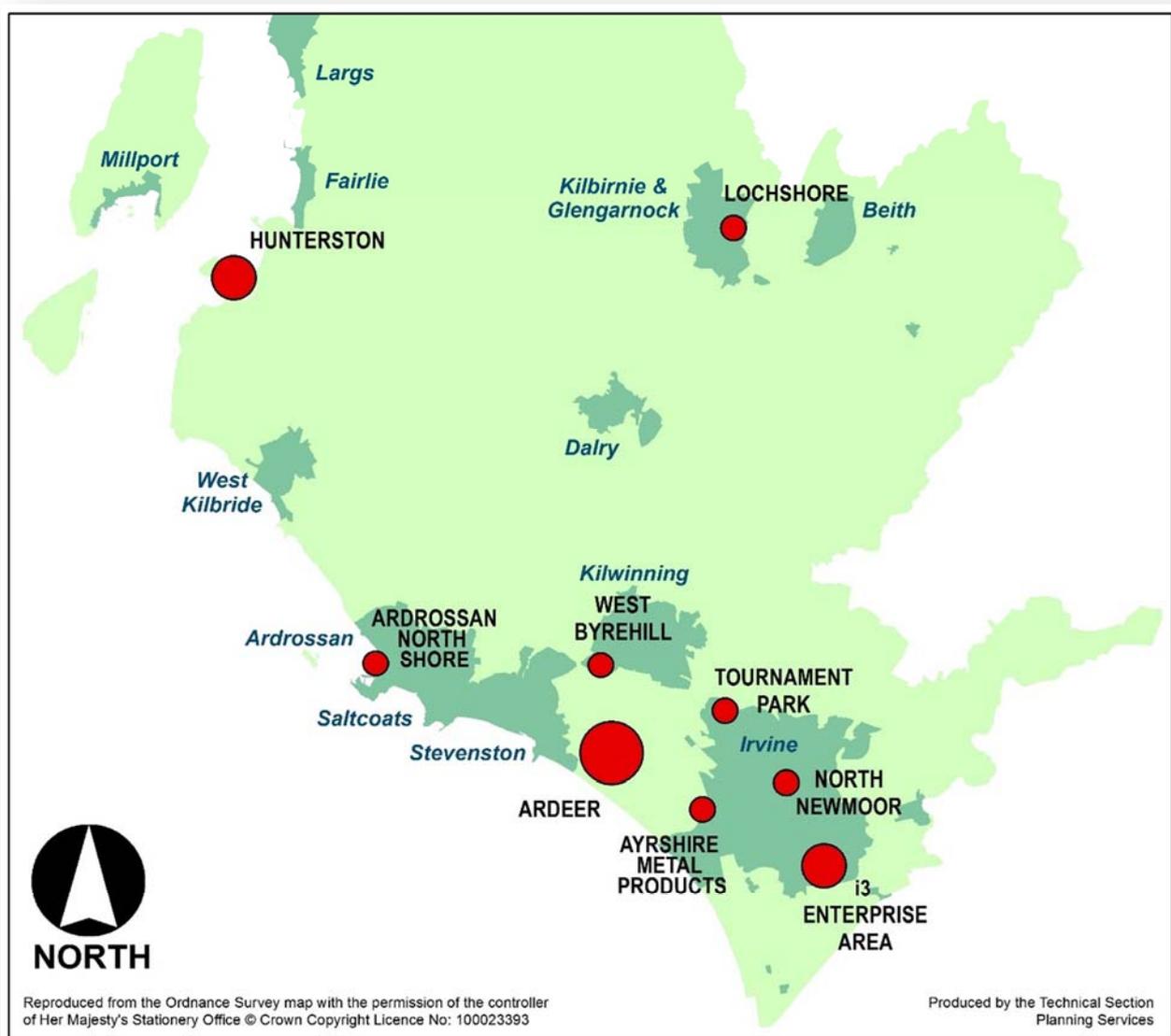
- Prioritise investment in vacant and derelict land
- Support the development of vacant and derelict sites by the private sector
- Continue to utilise appropriate legal interventions where other actions fail



Specifically it seeks to prioritise intervention at key large scale locations, namely:

- Ardeer, Stevenston
- Ardrossan North Shore, Ardrossan
- Ayrshire Metal Products, Irvine
- Hunterston, Fairlie
- i3 Irvine Business Park, Irvine
- Lochshore, Glengarnock
- North Newmoor, Irvine
- Tournament Park, Irvine
- West Byrehill, Kilwinning

Some of these sites are identified in LDP1 as being employment sites, but are long-standing vacant sites. LDP1 attempted to deal with some of these sites by allocating a dual land-use status as employment land and as identified housing sites; however, through consultation with Homes for Scotland and commercial house-builders, we are aware that there is unlikely to be a market for some of those locations for housing. As part of the LDP2 preparation, we will review whether the sites where dual employment and residential use has been unsuccessful can be managed through another policy approach of identifying the sites as development opportunity sites.



These sites represent the majority of our land supply, the group of sites at Ardeer account for around 47% of our total for example. Redevelopment of these large sites would therefore contribute significantly to reducing the vacant and derelict land supply. As of April 2014, North Ayrshire contained the second highest level of vacant and derelict land in Scotland with 1,341 ha of land, 12% of the Scottish total, across 265 sites and much of this is within close proximity to our residents.

The land-use implications of this are the need to clarify support for the redevelopment of brownfield sites and in particular the prioritisation of the large sites for redevelopment.

During the plan period, we will also need to respond to the end of both the Irvine Bay Regeneration Company (in March 2017) and the anticipated completion of the eligible period for i3 Irvine Enterprise Zone status as well as the commencement of de-commissioning at Hunterston (estimated to start 2023). In LDP2, we think that a policy framework should remain in place that supports key industries and further investment, and doesn't undermine the foundation work of the IBRC and Enterprise Area.

i3 Irvine not only currently benefits from the management and promotion provided by Irvine Bay Regeneration Company, but it also receives financial benefit through its Life Sciences Enterprise Area status.

The vision for i3, Irvine's Enterprise Area is to encourage economic growth to North Ayrshire and the west of Scotland by attracting strategic investment into the Enterprise Area by creating a vibrant, attractive, competitive and sustainable business location and life sciences key growth sector.

The current benefits which are anticipated to have ceased by the Plan period include discounted business rates (up to 100 percent) enhanced capital allowances for investment in plant and machinery, a streamlined approach to planning, high speed broadband connections which build on the vision outlined in Scotland's Digital Future - Infrastructure Action Plan, international promotion and marketing of Enterprise Areas by Scottish Development International and advice to help your businesses grow in global markets and skills and training support to fully capitalise on the employment opportunities created.

A non-statutory framework to ease a swift planning process has been put in place setting out protocol for handling of applications. It identifies the measures which will be put in place by Scottish Government, local authorities, key agencies and developers working in partnership to ensure a speedy approach to handling planning consents in Enterprise Area sites.



What are our options for addressing regeneration and employment changes?

Preferred Option:

We think we should: -

- Significantly reshape LDP policies on regeneration and employment to create an overarching strategic policy that aligns with the land use priorities of the National Planning Framework, Scottish Planning Policy, our Economic Development Strategy, Ayrshire Growth Deal projects and other relevant national policy and Council strategies.
- Protect and promote strategically important employment land at Hunterston, Ardeer and i3, Irvine for continued commercial and business use that supports the primary uses at those locations. These strategically important locations will be identified as being of primary importance in the LDP2 spatial strategy and may also be supported by masterplans for those locations, which will be referenced in LDP2.
- We would support the continuation of the Enterprise Zone designation at i3, Irvine
- Identify remaining employment land within the plan and provide simplified planning approach to those locations by supporting and protecting the employment uses within those locations. We will outline criteria to support alternative commercial uses where the proposal doesn't jeopardise the main employment uses operating successfully on allocated employment land, and where there is a demonstrated likelihood of the site being unsuitable for reuse for business and industrial purposes.
- Undertake an annual audit of employment land including seeking to identify constraints and Action Plan delivery.
- At identified non-strategic business locations (and strategic business locations where supported by a masterplan), we will support ancillary uses such as gymnasiums, children's nurseries and other non-industrial uses that either aren't well suited to town centre locations or that provide valuable support to the identified employment uses to increase accessibility of jobs in those locations to local residents. This approach will be particularly favoured where the proposal makes use of vacant or derelict space that has proved difficult to re-use.
- Create a new policy that promotes redevelopment of brownfield land as a 'development opportunity'. Either through LDP2 or associated supplementary guidance, we will identify a wide range of land uses that would be well suited to the site, to attract a wider range of potential types of development and investment to regenerate vacant and derelict land. This would identify known sites which are not required to address the effective or long-term housing land supply or within marketable employment locations and set a presumption to support redevelopment of these. It would equally apply to unallocated windfall sites. Through this approach, we will support the re-use of public sector land and buildings deemed surplus through a strategic public sector assets review, by providing planning guidance on potential alternative uses.
- Amend existing development plan policies to clarify our approach to supporting the expansion of successful rural-based business, where they require to expand, subject to appropriate environmental considerations, to be set out in the policy.

Alternative Option:

For rural based businesses, we could amend the boundaries of existing allocations to reflect proposals through the call for sites - subject to their suitability. This is not our preferred approach as we think that although it would address the Call for Sites proposal with a simple mapping adjustment to the current Plan, we would not benefit from the opportunity to streamline and consolidate the existing policy suite in LDP1. We think our preferred option supports the principle of this expansion in any case, and provides a more appropriate flexible stance to supporting successful rural businesses.

Consultation Questions

Q8: Do you agree with our preferred option?

Q9: If not, are there elements of our preferred option that you agree with (for example adding support for expansion of established businesses in the countryside)?

Q10: If not, do you agree with the alternative option?

Q11: If not, what other actions do you think we should take?



Chapter 7: Integrating Marine and Coastal Planning

Why is marine and coastal planning a main issue? What has changed from LDP1?

Marine planning

North Ayrshire's coastal waters are an important resource for heritage and communities, especially for those living near them. They are particularly key to the sectors of tourism, ports, transport, energy, flood management, aquaculture and conservation. Marine planning is about coordinating activities and plans to support a more integrated and sustainable management of Scotland's marine waters. Scotland's first ever National Marine Plan was adopted on 25 March 2015, and this sets out general principles for the sustainable development of the marine environment around Scotland.

Marine and land-use planning are separate but inter-linked processes, and both are cross-cutting in nature. Most development occurring in the marine environment is likely to have an onshore component or impact. The newly established Clyde Regional Marine Planning Partnership has responsibility for preparing a Clyde Marine Regional Plan, which will implement the National Marine Plan at a local level. The partnership includes North Ayrshire Council, seven other Clyde local authorities and also representation from port authorities, aquaculture, academia, transport, tourism and conservation. Scotland's national marine agency, Marine Scotland, is the key agency involved with the preparation of both marine plans and local development plans.



As the local planning authority for North Ayrshire's coastal areas, we are required to give consideration to marine plans when developing LDP2. Going forward, we intend to collaborate closely with our marine planning partners to ensure there is a positive alignment, and consistency, between land and marine planning processes, particularly in relation to energy grid infrastructure, tourism, marina development, ports and harbours.

Coastal Planning

North Ayrshire's coastal zone is a major asset in North Ayrshire, providing a quality environment transitioning between land and sea. In many locations, residents and visitors enjoy the rich natural and cultural heritage that our coastal zone has to offer. Our coastal zone is split into the three categories of developed, undeveloped or isolated, determining what types of development are acceptable in specific coastal locations. LDP1 identifies which parts of our coast fall within each category while Policy ENV8 of the plan sets out requirements for development in each category, including a presumption against development in isolated coast. Nevertheless, there has been ambiguity of the application of the policy as the categories are not clearly defined on proposal maps and with similar locations differing from one another in terms of coastal zoning.



“The planning system should support an integrated approach to coastal planning” Scottish Government, Scottish Planning Policy

The approach adopted by LDP1 is based on superseded national planning policy. Scottish Planning Policy, which is current Scottish Government policy, states that development plans should identify:

- areas of largely developed coast that are a major focus of economic or recreational activity that are likely to be suitable for further development (e.g. Ardrrossan Harbour area)
- areas subject to significant constraints (e.g. national designations)
- largely unspoilt areas of coast that are generally unsuitable for development (e.g. uninhabited, remote locations).



What are our options for integrating marine and coastal planning with LDP2?

The options below set out how we are minded to respond to the main issue of marine and coastal planning.

Preferred Option:

For marine and coastal planning, we think we should:

- Work in cooperation with the Clyde Marine Regional Plan to align and integrate the production and implementation of both LDP2 and the Clyde Marine Regional Plan, to achieve joint delivery for the sustainable development of our marine and coastal assets
- Continue to adopt the precautionary approach to coastal flood risk and new development within LDP2 to protect people and businesses
- Identify areas at significant risk of coastal flooding, and where appropriate mitigation measures would be supported by LDP2, such as the proposed Millport Coastal Flood Prevention Scheme
- Introduce a strategic coastal opportunity network of marinas, ports and harbours in LDP2 to positively recognise North Ayrshire's major marine development assets and to prioritise these locations for future investment. Locations could include Ardrossan Harbour area, Brodick Harbour, Hunterston, Irvine Harbourside, Largs Yacht Haven, Ardeer Peninsula and Millport Harbour
- Abolish the coastal zone categories of developed, undeveloped or isolated (which no longer align with Scottish Planning Policy). Instead, LDP2 will show where we have identified areas for potential development, by identifying areas that have potential for future development through our strategic coastal opportunity network. Outwith this network, development proposals will be assessed against countryside and environment development policies, which will only support development where it is justified on a location-based requirement, thereby offering strong protection for valuable undeveloped coastal areas.

Alternative Option:

We do not see any alternative to this approach as the coastal designation framework in the current LDP is outdated.

Consultation Questions

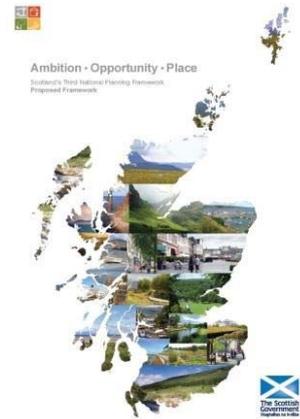
Q12: Do you agree that the Preferred Option would support sustainable development of the marine and coastal areas, guiding development to appropriate locations and removing the need to specifically map the coastal zone? Please explain why

Q13: Do you think LDP2 should include a presumption in favour of flood alleviation measures identified by flood risk management plans? Please explain why.

Chapter 8: Hunterston Port Energy Hub

What is the Hunterston Port Energy Hub?

Scotland's transition to a low carbon economy is a key national priority; and we believe Hunterston has a crucial role in supporting and facilitating this transition. The Scottish Government expects local development plans "to promote a positive approach to providing low carbon infrastructure across Scotland" (SG: 2014). In National Planning Framework 3, the Scottish Government recognise Hunterston as an area of particular significance, which "will benefit from co-ordinated action and masterplanning to deliver development in the coming years" (SG: 2014). LDP2 is the key framework to take co-ordinated action forward.



We want Hunterston to be recognised for its economic development potential, advancing the 'energy port hub' concept. This is about promoting Hunterston as an internationally and nationally important deep port location for the development of energy related activities, including renewable and low carbon resources, research and skills, and enhancement of Scotland's electricity grid infrastructure.

Why is Hunterston Port Energy Hub a main planning issue? What has changed from LDP1?

Hunterston Port Energy Hub is a key strategic opportunity that offers significant new economic development opportunities. Hunterston, as a nuclear energy and decommissioning site, provides highly skilled jobs for hundreds of people, many living locally. Peel Port's coal handing operations at Hunterston Terminal is also a major source of employment. We need to consider the long term future of Hunterston with reduced coal imports in Scotland and with Hunterston B Nuclear Power Station being decommissioned in 2023.



Policy IND 2 of LDP1 sets the key policy stating which types of development we support at Hunterston. The policy requires to be replaced so that LDP2 plans for our sustainable development ambitions at Hunterston and also to reflect recent changes to the Scottish Government's National Planning Framework.



Renewing a National Focus at Hunterston

In addition to National Planning Framework 3, Hunterston's significance to low carbon infrastructure is recognised by other national strategies. Through its National Renewables Infrastructure Plan, Scottish Enterprise supports Hunterston as a large-scale site for integrated manufacturing, linked with off-shore wind turbines. Scotland's first ever National Marine Plan also recognises the strategic importance of Hunterston. As the world's wind industry expands offshore, the Hunterston Test Centre is helping to position Scotland and the UK as a key location for design, development and deployment of offshore wind technologies.

Hunterston, however, is not recognised as a 'national development' within National Planning Framework 3 despite being previously designated so. We believe securing national development status for Hunterston is essential to standing this deep-water port location out as one of Scotland's key infrastructural investment priorities. Scotland's National Planning Framework is replaced on a 5 year cycle with the fourth framework required by 2019 - the anticipated year of LDP2's adoption. We believe this presents a good opportunity to further promote the strategic assets of Hunterston at international and national levels.

Our options below give a general indication of how we intend to renew national stimulus in Hunterston through plan preparation and delivery.

What are our options for Renewing a National Focus at Hunterston?

Preferred Option:

As we move forward to LDP2, we think we should build the case for future recognition of Hunterston in National Planning Framework 4 (NPF4) as a specific national development by:

- Setting a positive, long term vision for the 'Hunterston Port Energy Hub' through the development of a new 'Development Framework', co-ordinating new economic and infrastructural uses within environmental limits and promoting these uses to investors. We think this framework provides the mechanism to address the future planning and regeneration status for Hunterston and to advocate special status for investment and other incentives.
- Support the production of a detailed transport study to identify options for enhancing Hunterston's port, sea and rail accessibility to facilitate and support future development opportunities. The study has potential to frame a business case for identification of Hunterston as a National Development and inclusion of supporting transport infrastructure, such as A737(T) and A78(T) Corridor Improvements, within Transport Scotland's Strategic Transport Review (STR). We believe it would be sensible for NPF4 and STR to closely align with one another in terms of national development and transport priorities to boost Scotland's sustainable economic growth.
- Aligning our local development plan closer with the ambitions of key national, regional and local strategies such as Clyde Marine Regional Plan, National Renewables Infrastructure Plan, National Planning Framework 3, the Council's Economic Development and Regeneration Strategy to ensure a more joined-up and co-ordinated approach to planning for Hunterston's economic development.
- Emphasising Hunterston Port Energy Hub as a key asset and strategic planning priority within LDP2's Vision and Spatial Strategy.

Alternative Option:

We do not believe 'doing nothing' is a reasonable option for LDP2. The future closure of Hunterston B Nuclear Power station, and the slow-down of coal imports as we move away from coal power generation, will have impacts on jobs, businesses and regeneration in North Ayrshire. It is crucial, therefore, that LDP2 articulates the planning case for Hunterston as a national development in National Planning Framework 4 and to unlock this asset for economic development and job creation.

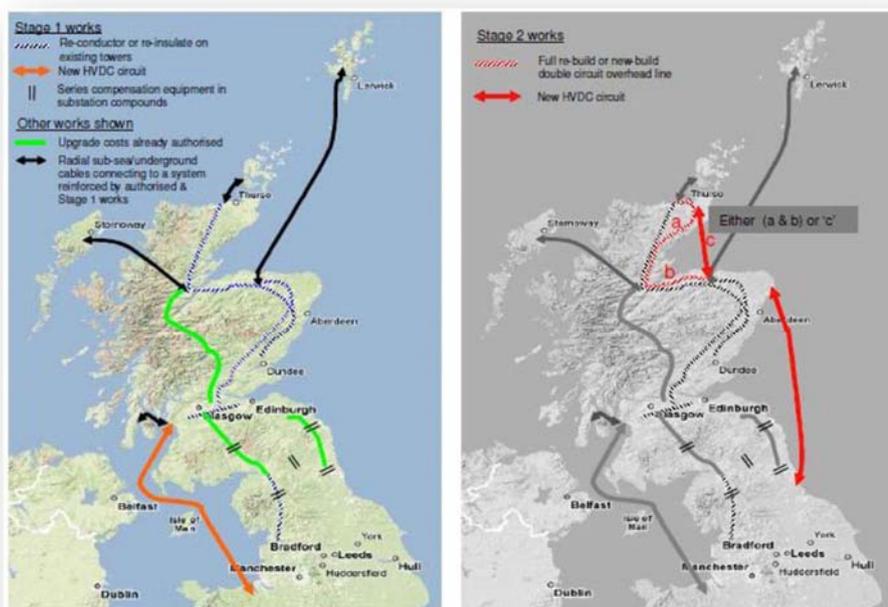
Consultation Questions

Q14: Do you have any suggestions for how LDP2 could promote and support international and national recognition of Hunterston? Are there good examples from other areas and countries that we could use to better plan for Hunterston?

Economic and Infrastructural Uses

The port operator at Hunterston is developing a masterplan for the port area, which will highlight opportunities for a range of activities including handling of dry bulk materials, handling of agricultural bulk materials, general light industrial activities, renewable technologies, energy intensive industry, power generation, chemical import, storage and processing, and marine decommissioning. In developing LDP2 we will work with the port operator, EDF and Magnox to explore opportunities to maximise economic opportunities at Hunterston as follows.

Low Carbon Energy: We have aspirations for a new renewable skills academy, creating a centre of excellence enhancing Scotland's reputation in the renewables sector and synergising with the Hunterston Test Centre as the UK's first onshore test site for off-shore wind. Other potential new uses include further grid reinforcements, building on the completed £200 million Kintyre to Hunterston 132kV Connection and the soon to be operational £1 billion Western Link Project which will transmit around 2,200MW of renewable power in Scotland via Hunterston to England and Wales.



Hunterston has potential to build on the momentum of recent grid investment, becoming the landfall for a new Irish and Scottish transboundary connection. The Irish-Scottish Links on Energy Study (ISLES) “*is a major initiative designed to enable the development of interconnected grid networks to enhance the integration of marine renewable energy between Scotland, Northern Ireland and Ireland*” (EU:2016). The Ayrshire Coastline is being considered for the project which has EU level importance.

As future demand for coal electric generation continues to decline, we need to consider how LDP2 should support alternative forms of bulk handling at Hunterston. The 2013 study indicated some potential for Hunterston to handle biomass bulk imports, linked with potential biomass power generation at the site and other locations. Other energy generation uses suggested by the study are wave and tidal. The potential nature of opportunity is, however, difficult to determine. Emerging technologies are still at an early stage of development, and questions remain over the viability of schemes following the UK Government’s decision to further limit renewables subsidies.

Maritime construction and decommissioning

Economic opportunities lie ahead with numerous offshore North Sea oil facilities retiring. Some 470 installations will require decommissioning over the next 40 years. According to Oil and Gas UK, the industry is predicted to spend £16.9billion on the decommissioning of offshore oil and gas installations, wells, pipelines and other subsea infrastructure. Previously used for oil rig construction, Hunterston’s maritime construction yard offers domestic supply chain opportunities linked with the oil and gas decommissioning process. It is our intention for LDP2 to continue support for maritime construction and decommissioning in case future opportunities arise.

New Nuclear Build

Over the next two decades, the UK, as a whole, faces major challenges to replace its electricity baseload capacity (i.e. the minimum level of power needed to meet minimum demand) especially following future closure of several power stations, including Hunterston B in 2023. While renewable forms of energy contribute significantly to our low carbon generation mix, and new power stations are planned across the UK, we would wish Hunterston to be considered by government as a potential location for a new nuclear power station.

On 28 August 2013, the majority of the LDP Committee approved the Council’s supplementary consultation response to the Scottish Government on its draft National Planning Framework 3 (NPF3). The response expresses the Council’s support for a new nuclear power station at Hunterston. This remains the Council’s position, which has been reflected in this MIR.

In line with the Council’s established position, we think a new nuclear power station at Hunterston would deliver significant economic benefits to our area, retaining and attracting skilled employment, and support achievement of a more improved and secure energy mix for the UK.

A new nuclear power station would require a change of Scottish Government policy, UK government and private sector commitment, detailed consideration of environmental, public health and safety impacts and also large-scale investment. In the short term, the Scottish Government supports extending the lifetime of existing Scottish nuclear power stations to ensure security of supply. The Scottish Government maintains a policy

commitment in National Planning Framework 3 of no new nuclear power stations in Scotland.

Nuclear Decommissioning

The UK Government's Nuclear Decommissioning Authority defines decommissioning as *"taking a facility out of service once operations have finally ceased, including decontamination and full or partial dismantling of buildings and their contents"* (NDA 2016:139). It is not a new activity to North Ayrshire. Hunterston A has been undergoing decommissioning for the last three decades, providing skilled employment and demonstrating that decommissioning is a long term process.

At a national level, the Scottish Government recognises current and future nuclear decommissioning at Hunterston:

"At former nuclear generation sites at Dounreay in Caithness, Hunterston A in Ayrshire and Chapelcross in Dumfries and Galloway, site decommissioning is progressing, as are plans for an economically sustainable future for those sites and their wider areas. Similar challenges will arise for areas around Hunterston B and Torness, following future decommissioning."

Policy IND 2 of LDP1 sets out the types of development we support at Hunterston. It is acknowledged, however, that LDP1 lacks direct specific reference to decommissioning. We aim to address this issue through LDP2 by setting out a supportive planning policy approach facilitating appropriate development relating to decommissioning of Hunterston A and B.



Radioactive Waste Management

Radioactive waste is a hazardous by-product of nuclear power generation, including decommissioning. Magnox is the management and operations contractor responsible for Hunterston A's decommissioning, working with the site's owner, the Nuclear Decommission Authority. It is anticipated that Hunterston A will enter the second last stage of the decommissioning process in 2022 with Hunterston B ceasing operation in 2023. Already, there is an existing storage facility at Hunterston for intermediate level waste arising from Hunterston A.

In 2016, EDF Energy, which operates Hunterston B, conditionally secured authorisation from SEPA to vary a licence to dispose of radioactive waste. The authorisation allows for an extended range of nuclear waste to be transferred from Hunterston B to any site authorised to receive it for treatment and disposal. A significant change is that the licence allows Hunterston B to receive intermediate level radioactive waste from other EDF UK



based power stations for the purposes of interim storage and outward transfer. Public concerns exist about the safety of radioactive waste transfer and potential increases in HGV movements on the local road network. Communities also have concerns that North Ayrshire would become a national dumping ground for radioactive waste.

In the future, there may be a need for planning permission associated with new development relating to radioactive waste management at Hunterston. Presently, a current planning permission and Policy IND2 of LDP 2 restrict intermediate level radioactive waste storage at Hunterston to material accumulated through Hunterston A and B Nuclear Power Stations only.

We do recognise that our local planning policies need to be updated to balance public concerns with EDF's ambitions for more effective handling and disposal of waste. Scottish Government policy and public consultation will inform how we intend to approach this sensitive issue to protect public safety and the environment. The Scottish Government's Higher Activity Radioactive Waste Policy 2011 states "*the long-term management of higher activity radioactive waste should be in near-surface facilities. Facilities should be located as near to the site where the waste is produced as possible. Developers will need to demonstrate how the facilities will be monitored and how waste packages, or waste, could be retrieved.*" (SG 2016).

Environmental Protection

New land uses have potential to boost local job creation prospects as well as help to rebalance our population, attracting new investment and people to the area. We do recognise there are several strategic planning issues to overcome to facilitate the sustainable development of Hunterston. As stated previously, our preferred approach is a new 'Development Framework' in LDP2. This will specify in more detail the scale, location and nature of future economic development uses, ensure they are 'future proofed' to realise their potential for inward investment and jobs and to secure supporting infrastructure and environmental mitigation. We will work with the port operator, EDF and Magnox in developing LDP2.

What are our options for economic and infrastructure uses at Hunterston?

Preferred Option:

We think we should replace current LDP policies with a new Policy 'Hunterston Port Energy Hub', establishing that we support the following land uses at Hunterston (subject to complying with other relevant planning policies):

1. Renewables generation, manufacture, maintenance, research and development and training *
2. Grid Reinforcements
3. Bio-mass power station and bulk handling
4. Maritime construction and decommissioning
5. New Nuclear Power Station
6. Nuclear decommissioning and radioactive waste management subject to a planning policy presumption against radioactive waste being stored and processed at Hunterston from other locations

7. Other general industry and business, and ancillary uses relating to the above and appropriate to surrounding employment uses.
8. Tourism subject to being appropriate to surrounding employment uses

We also intend to enhance our environmental protection policies in LDP2, ensuring the impacts of new development are acceptably addressed through the planning application process.

* Current planning permissions for the existing test wind turbines at the Hunterston Test Centre site are required by Policy IND2 to be renewed 5 years from the date of consent. We propose to remove this time limit to reflect Scottish Government policy on setting planning conditions.

Alternative Option:

We will roll forward the list of developments at Hunterston, supported by and unchanged from LDP1, and into LDP2. We do not support this approach, however. The list is based on the superseded NPF2, and does not take into account future economic development aspirations for Hunterston.

Consultation Questions:

Q15: Do you agree with the stated economic and infrastructural uses for Hunterston? Please explain why.

Q16: Are there specific alternative uses which we should support for inclusion in a new policy for Hunterston Port Energy Hub? If so, please explain why.

Q17: Do you have any other comments to make in relation to LDP2 and Hunterston?



Chapter 9: Planning for renewable energy

Why is renewable energy a main issue? What has changed from LDP1?

What we mean by renewable energy is forms of energy that come from sources that are essentially inexhaustible, unlike fossil fuels which are finite. Renewable energy sources include hydro, wave, tidal, biomass, solar and geothermal. Increasing the proportion of energy from renewable sources benefits our communities and environment through helping to reduce greenhouse gas emissions, achieving a more secure energy supply and fostering new 'green' jobs and businesses. Renewable energy, in tandem with energy efficient buildings, can also help address challenges of fuel poverty in North Ayrshire.

Completely separate from the planning process, the Council operates a community benefits policy from wind turbines in North Ayrshire. The policy is that developers will provide community benefit of not less than £5,000 per installed Mega Watt, index linked. Planning has an important role facilitating new renewable development in appropriate locations and in the delivery of national objectives and targets, including deriving:

- 30% of overall energy demand from renewable sources by 2020
- 11% of heat demand from renewable sources by 2020
- the equivalent of 100% of electricity demand from renewable sources by 2020.
- 1.5 TWh of Scotland's heat demand from district or communal heating, and to have 40,000 homes connected, by 2020.

Following LDP1's adoption in 2014, the Scottish Government published its second Scottish Planning Policy and National Planning Framework 4, both of which set new expectations for development plans in relation to renewable energy. The main expectations are:

- A requirement for a new spatial framework to guide wind turbine developments to suitable locations
- Provision to support, and safeguard, the development of heat networks
- Identification of areas capable of accommodating renewable electricity projects in addition to wind generation, including hydro-generation related to river or tidal flows or energy storage projects of a range of scales
- Identification of areas which are weakly connected or unconnected to the national electricity network and facilitate development of decentralised and more energy storage installation.
- Individual planning decisions should be informed by the relevant development plan policies, themselves informed by the considerations set out in Scottish Planning Policy, Para 169 (Chief Planner's Letter 2015)

Besides changes to the Scottish Government's policy framework on wind, there are also a number of new strategic planning issues relating to wind namely:

- general increases in the scale of wind development in North Ayrshire; and more pressure in sensitive locations (such as Clyde Muirshiel Regional Park and locations within and close to settlements)

- increasing concern about significant visual landscape, radar and cumulative impacts and land restoration bonds to restore sites following the end of wind farm operation
- variance in development plan approaches to wind development across Scotland.

Our current local development plan policies and guidance for renewable energy will need updated to account for the strategic planning issues but also to reflect changes to Scottish Planning Policy and National Planning Framework.

What are our options for renewable energy?

Preferred Option:

We will:

- develop a new spatial framework within LDP2, which is based on the approach advocated by Scottish Planning Policy, pg. 39, Table 1. The implications of the Scottish Planning Policy will inform our spatial strategy for wind energy, and these are shown in the maps in this section. We intend to apply the spatial framework to onshore wind development which generally apply to all new wind energy development of an appropriate scale. Our spatial strategy will also be influenced by our current landscape capacity study for wind energy.

Table 1: Spatial Frameworks

Group 1: Areas where wind farms will not be acceptable:

National Parks and National Scenic Areas e.g. North Arran National Scenic Area

Group 2: Areas of Significant Protection:

Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

National and international designations:

- World Heritage Sites
- Natura 2000 and Ramsar sites;
- Sites of Special Scientific Interest;
- Sites identified in the Inventory of Gardens and Designed Landscapes

Other nationally important mapped environmental interests:

- areas of wild land as show on the 2014 SNH map of wild land areas
- carbon rich soils, deep peat and priority peatland habitat

Community separation for consideration of visual impact:

- an area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.

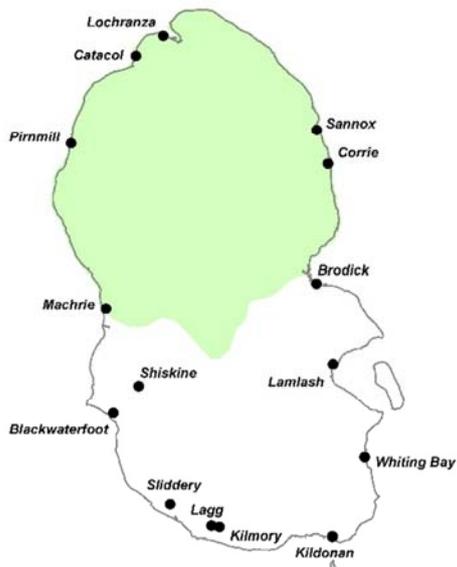
Group 3: Areas with potential for wind farm development:

Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria.



Group 1 - Areas where wind farms will not be acceptable

-  North Ayrshire Boundary
-  National Scenic Area

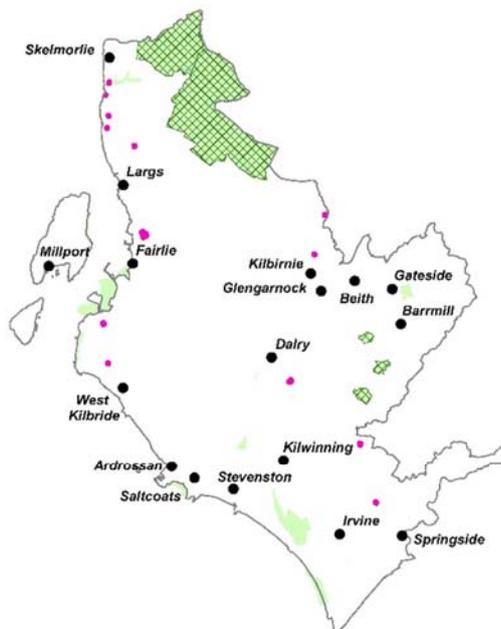
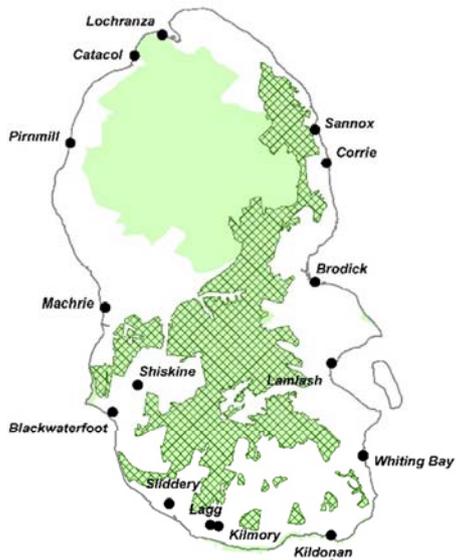


Spatial Framework for Onshore Wind Farms

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Group 2 - Areas of significant protection - National & International Designations

-  North Ayrshire Boundary
-  Natura 2000 sites
-  Sites of Special Scientific Interest
-  Designed Gardens

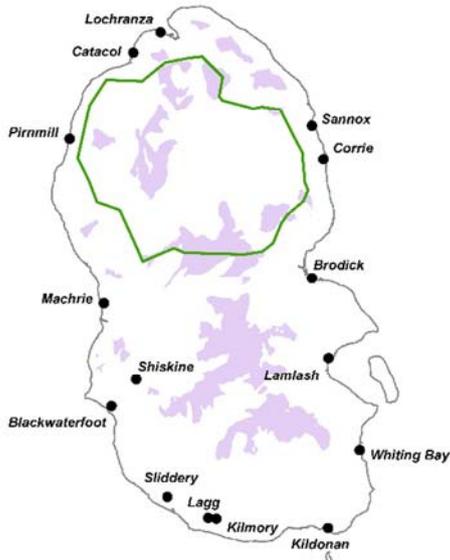


Spatial Framework for Onshore Wind Farms

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Group 2 - Areas of Significant Protection - Other nationally important environmental interests

-  North Ayrshire Boundary
-  Carbon rich soils, deep peat & priority peatland habitat
-  Wild Land Areas

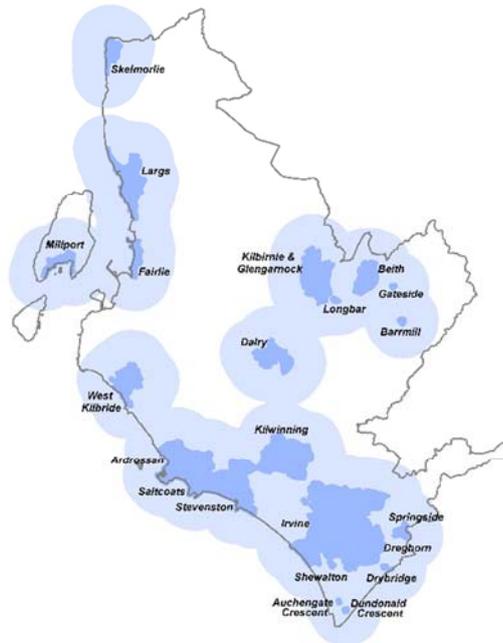
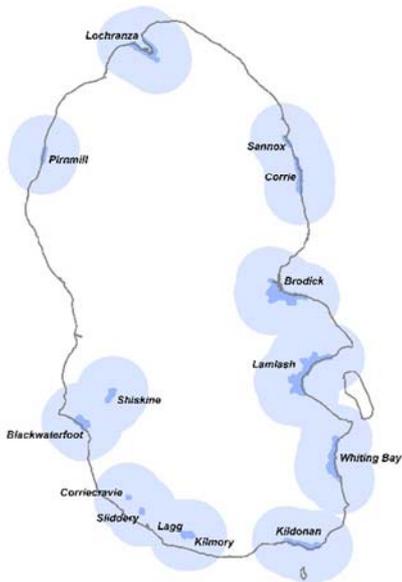


Spatial Framework for Onshore Wind Farms

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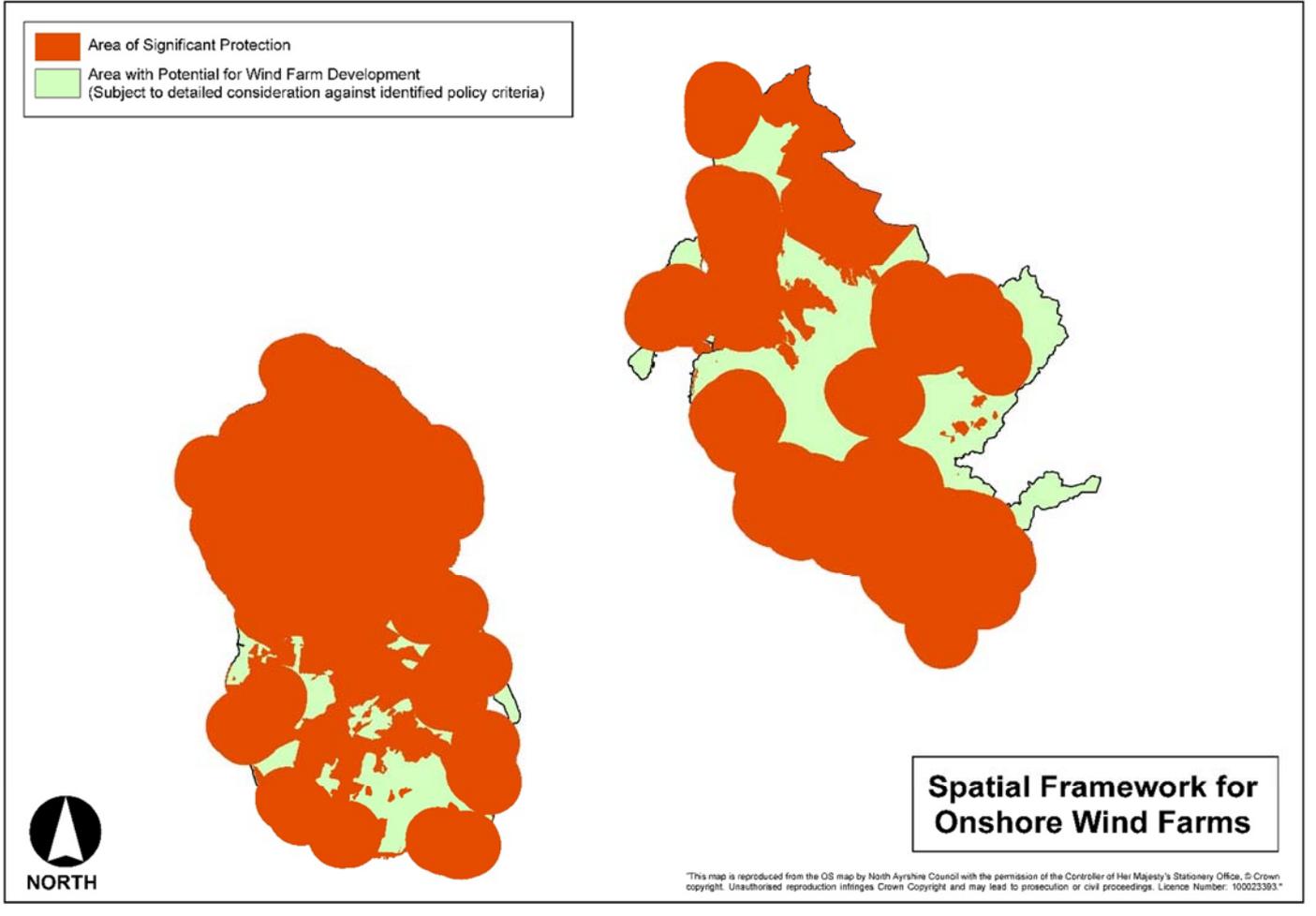
Group 2 - Areas of Significant Protection - Community Separation

-  North Ayrshire Boundary
-  Settlement Boundary
-  Settlement Boundary 2km Buffer



Spatial Framework for Onshore Wind Farms

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- Update and consolidate our planning policies and guidance to reflect the revised considerations set out in Scottish Planning Policy, Para 169 as well as best practice from other Councils. We intend that our key planning policy for renewable energy, Policy PI9, will include criteria provision for 'net economic impact'. When considering planning applications for a renewable energy development, this will require us to weigh up of the economic impact of the proposal with the economic impact if the proposal does not go ahead. Examples of economic impact include community socio-economic benefits such as employment, associated business and supply chain opportunities. The Scottish Government's Draft Advice on Net Economic Benefit and Planning will inform our approach.
- Prepare a new policy to ensure a robust framework is in place to ensure operators achieve site restoration.
- Through the appropriate use of diagrammatic maps in LDP2 and, as far as is known, identify:
 - areas capable of accommodating hydro-generation related to river or tidal flows or energy storage projects
 - areas which are weakly connected or unconnected to the national electricity network and facilitate development of decentralised and more energy storage installation.
- Use the Scottish Government's heat mapping data to spatially identify potential opportunities for harnessing low carbon or renewable heat sources and devise a new planning policy to encourage and support the development of heat networks
- Bring our planning policy for carbon emission and new buildings, Policy PI 13, into line with best practice. The policy requires proposals for new buildings to demonstrate how carbon emissions should be reduced by on-site low or zero carbon generating technologies.

Alternative Option:

We believe there are no reasonable alternatives to the Preferred Option, which we believe reflects and supports Scottish Government policy and our own planning priorities for renewable energy.

Consultation Questions

Q18: Do you agree that the Preferred Option would guide and support appropriate renewable energy development and heat networks in the right places? Please explain why

Q19: Do you have suggestions to further refine our current approach to planning for renewable energy?

Q20: Do you have suggestions as to what scale of development the spatial framework should apply to in terms of minimum height of turbines?





Appendix 1: Call for Sites Proposals Constraint Assessment



Appendix 1: Call for Sites Proposals Constraint Assessment

This appendix includes a summary of the preliminary assessments of sites submitted through the Call for Sites process in map form. The assessment for each individual site can be found in the appendix to the SEA assessment.

<p>Strategic Environmental Assessment (SEA) proforma</p> <p>CFS01 The Den Dalry</p> <p>Soil: To protect and improve soil and land resources SEA Summary: Amber - proposal has potential to address issues arising from previous use (dereliction) via the loss of non-prime agriculture by contributing to the SEA objective to protect and improve soil and land resources</p> <p>Water (Flood): To manage and reduce flood risk SEA Flood Summary: Amber - identifiable potential flood risk noted which requires further assessment. Depending on the outcome of detailed assessment the site could contribute to meeting the SEA objective to manage and reduce flood risk</p> <p>Water (Environment): To protect and enhance the water environment SEA Water Environment Summary: Red - capacity or connection issues have been noted contrary to the SEA objective to protect and enhance the water environment.</p> <p>Air: To protect local air quality SEA Summary: Green - Not within recognised smoke control area in line with SEA objective to protect local air quality</p> <p>Population: To provide support for achievement of a more balanced population structure SEA Summary: Red - the site is remote from the public transport network to the detriment of ensuring location is accessible to a range of services which would support a balanced population structure.</p> <p>Human Health: To promote improved health of the human population SEA Summary: Amber - no path networks were noted within the site. Development has the potential to support the SEA objective to promote health of the human population by connecting to cycling and walking networks with no loss of open space.</p> <p>Cultural Heritage: Protects, and where appropriate, enhances the historic environment SEA Summary: Unknown - the site has cultural heritage sources (scheduled monuments, listed buildings, conservation areas etc) within the site boundary but the potential to support the SEA objective.</p> <p>Material Assets: Manages, maintains and promotes efficient use of material assets SEA Summary: Red - the site is within the Countryside policy area and as such would be contrary to the SEA objective to manage, maintain and promote efficient use of material assets.</p> <p>Climatic Factors: Reduces greenhouse gas emissions and contributes to improving North Ayrshire's resilience to climate change impacts. SEA Summary: Unknown</p> <p>Landscape: Protects, enhances and, where appropriate, restores the quality and distinctiveness of North Ayrshire's landscape. SEA Summary: Unknown</p> <p>Biodiversity (flora and fauna): Conserves, or where appropriate, enhances local biodiversity, including statutory and non-statutory designations and protected species. SEA Summary: Green - the site contains no statutory or non-statutory biodiversity designations (Natura 2000, SSSI, SWT) in support of SEA objective.</p>	<p>Key Call for Sites Submission Boundary</p> <p>0 230 460 920 Meters</p> <p>Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty's Stationery Office © Crown Copyright Licence No. 100023393</p>
<p>Infrastructure and Delivery Assessment</p> <p>Proposal: Housing - approx 12 units</p> <p>SOIL: Amber - the site is either a high risk coal area and/or has other potential constraints arising from coal mining and/or has potential contamination sources or otherwise dereliction from previous uses which may affect its deliverability.</p> <p>WATER: Red - outwith waste water zone</p> <p>ACCESS: Red - concerns have been raised regarding significant infrastructure provision and/or delivery constraints</p> <p>SNH: Green - no mitigation measures identified by SNH which would require significant infrasture investment or undermine delivery.</p> <p>Housing Land: Not in Audit</p> <p>Homes for Scotland member involved: NO</p>	<p>MIR Summary Assessment</p> <p>The site has little or no prospect of being made deliverable during the plan period and/or is not appropriate for the proposed use because of significant environmental, infrastructure or other constraints.</p> <p>MIR Recommendation</p> <p>Red - The proposal is considered inappropriate for the location notwithstanding any further information addressing identified issues and mitigation measures which would address the outstanding issues.</p>

Example of individual site assessment found in appendix to the SEA assessment

This summary of the assessments consists of 2 overview maps (titled 'Arran' and 'Mainland') and 18 inset maps showing groupings of submissions generally in the context of the nearest settlements. The maps indicate the overall recommendation in the form of a traffic light system i.e. Green/Amber/Red.

We think that sites where we have allocated a 'Green' recommendation are the most likely to be mitigatable, in terms of the SEA objectives, and deliverable, in terms of being able to address infrastructure requirements.

In general, we think that 'Amber' recommendations have outstanding environmental, infrastructure, or delivery issues which the proponent would need to address in more detail.

'Red' recommendations highlight significant constraints which we currently think the proponent is unlikely to be able to address.

We have also introduced a 'Blue' colour to reflect sites where we have offered an alternative recommendation. We think that some of these proposals would be more appropriately dealt with through the development management process to reflect their relatively small scale or general alignment with the current plan. This recommendation does not infer any planning status to the site, it simply reflects our view that these sites would not significantly contribute to the Proposed Plan formulation as new sites. Proposals taken forward through the development management process would still be subject to LDP assessment and consideration of matters of detail. Ultimately they may not be appropriate for development.

Other 'Blue' proposals have been identified as expansions of existing undelivered sites and the proponents would be expected to address deliverability of the existing allocations along with any other identified SEA, infrastructure, or delivery constraints.

The site assessments have been informed by high-level comments from all key agencies on what they consider to be the constraints affecting proposed sites. There could be other, more detailed, reasons why a site may be constrained or why the identified constraint could be addressed (including that it has been). These matters would be for the proponent to address through the more detailed assessment for the Proposed Plan. 'Green' sites could become 'Red' and vice versa as more detailed information is considered.

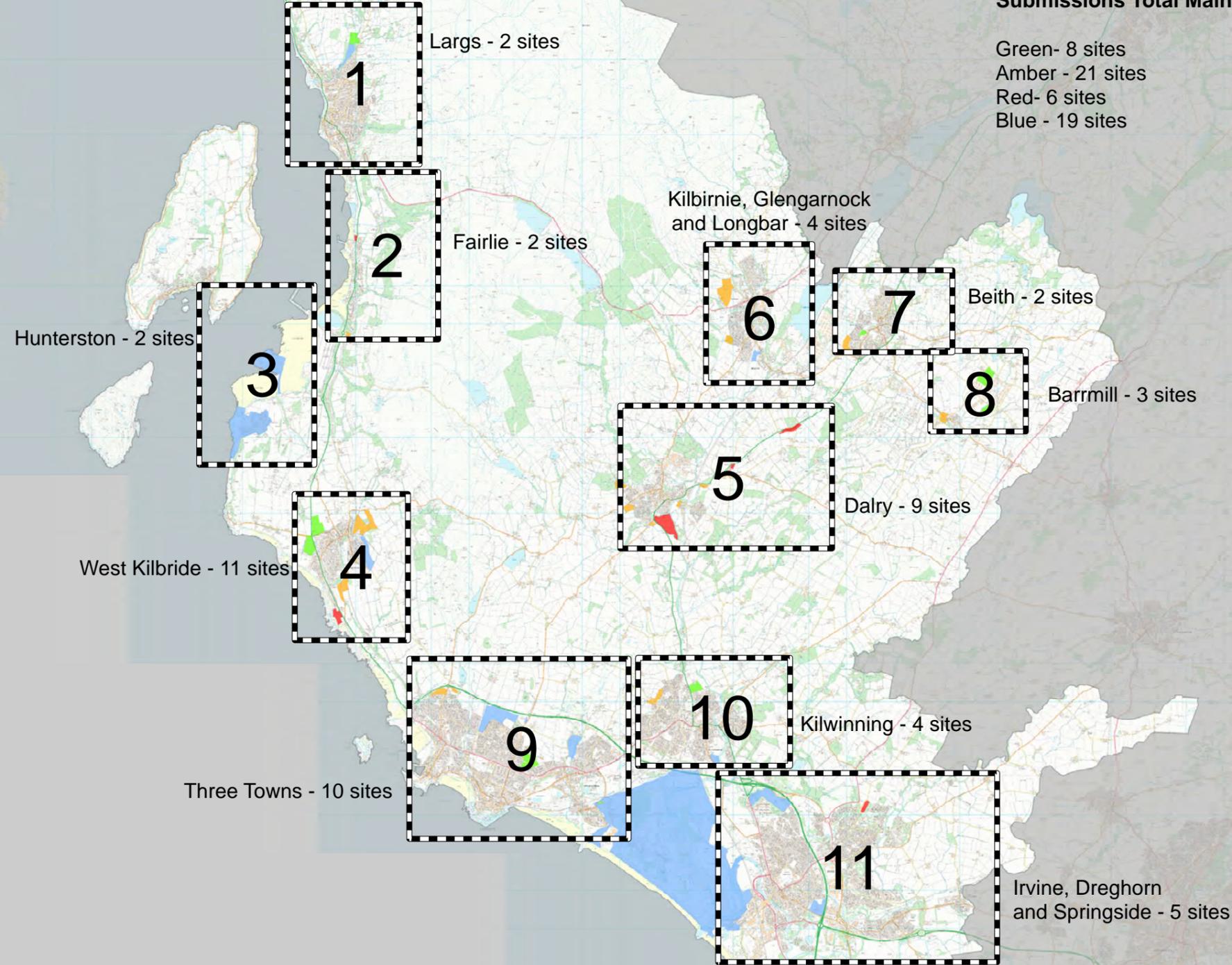
Consultation through the MIR will assist us in focusing our strategic thinking on various policy matters including the amount of new housing land required and where that should be located. It may be that overall, or in certain locations, we decide that we do not need to allocate more land, some 'Green' sites may therefore not be appropriate while some 'Amber' sites may be in locations where there is a requirement.

It is expected that proponents will provide information on why they think constraints we have identified are either not applicable or can be mitigated, and this will inform our decision-making in producing the proposed LDP but we are looking for everyone's views on the overall strategy in terms of the Plan Vision and other key issues identified in the Main Issues Report.

Mainland

Submissions Total Mainland - 54 sites

Green- 8 sites
Amber - 21 sites
Red- 6 sites
Blue - 19 sites



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

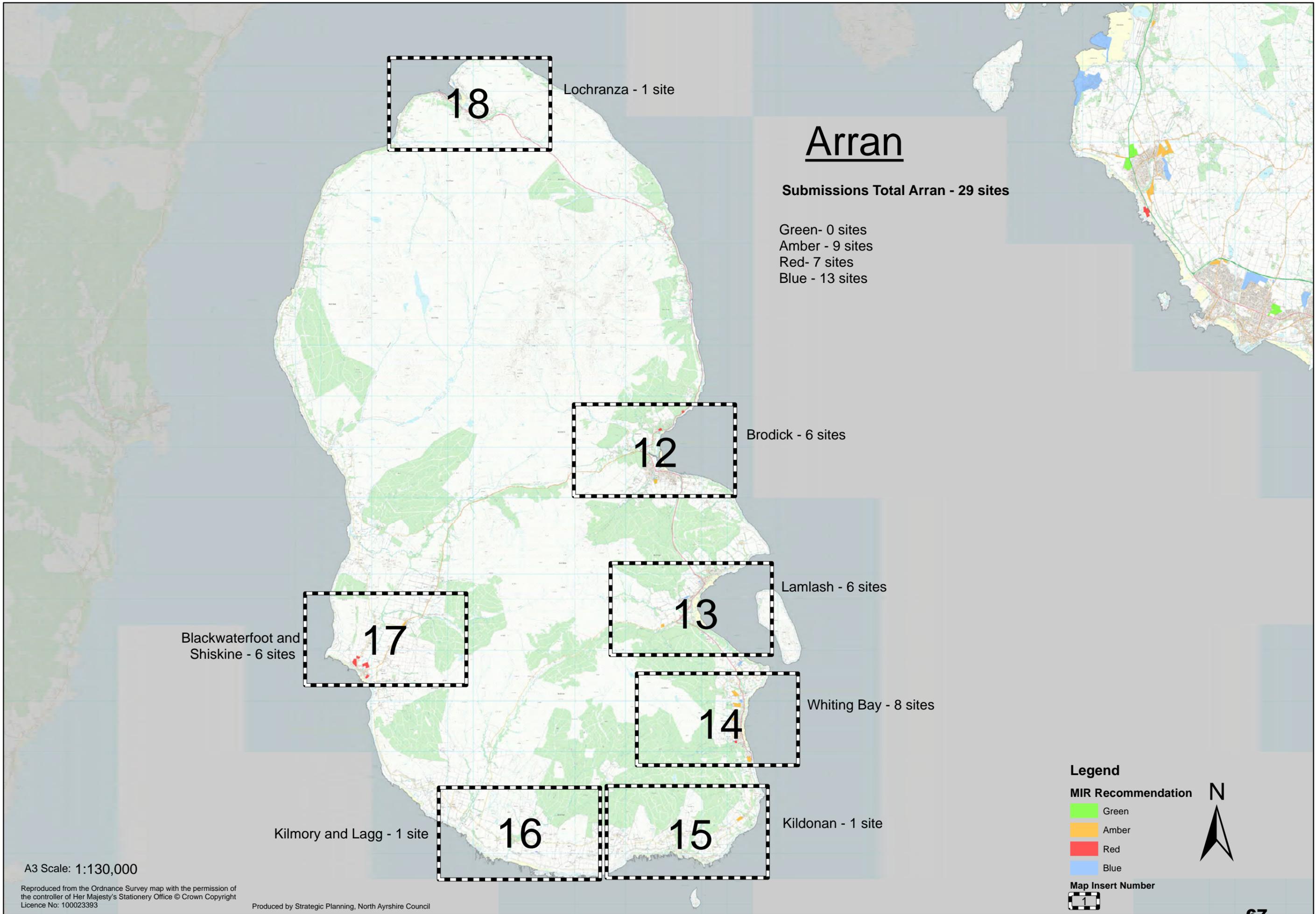
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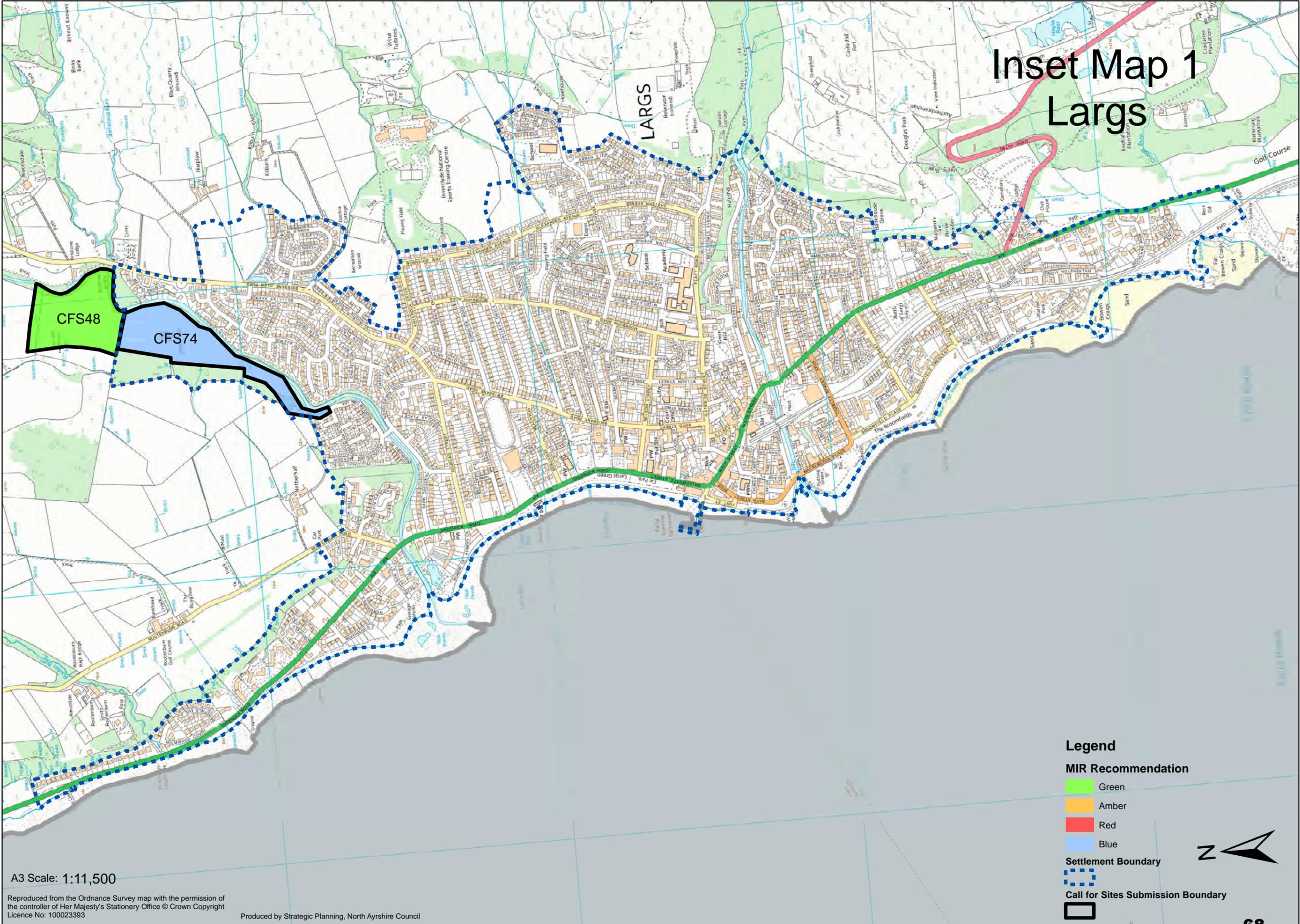


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Inset Map 1 Largs



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary

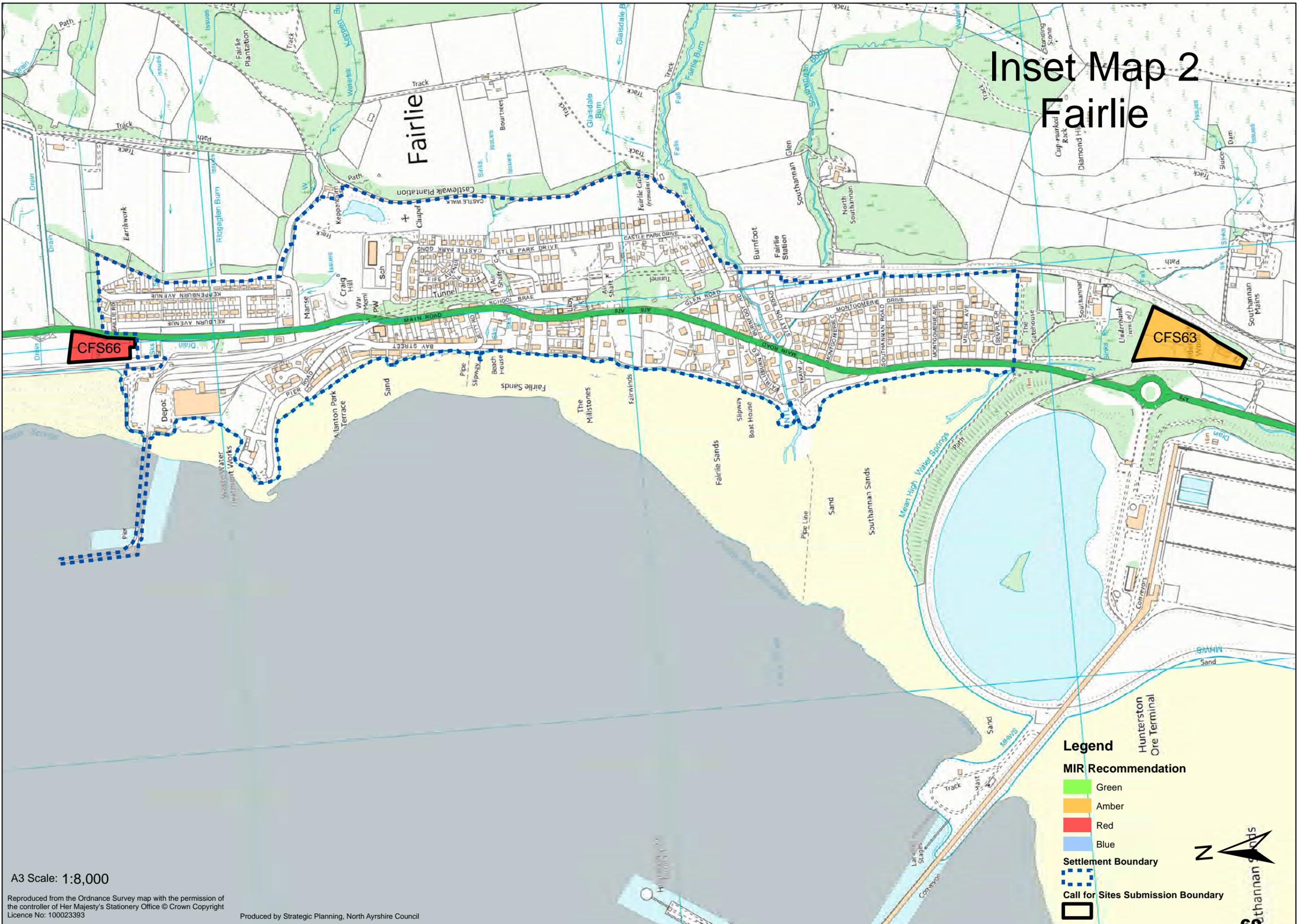


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Inset Map 2 Fairlie



CFS66

CFS63

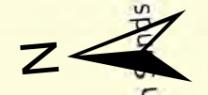
Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary

-
- Call for Sites Submission Boundary

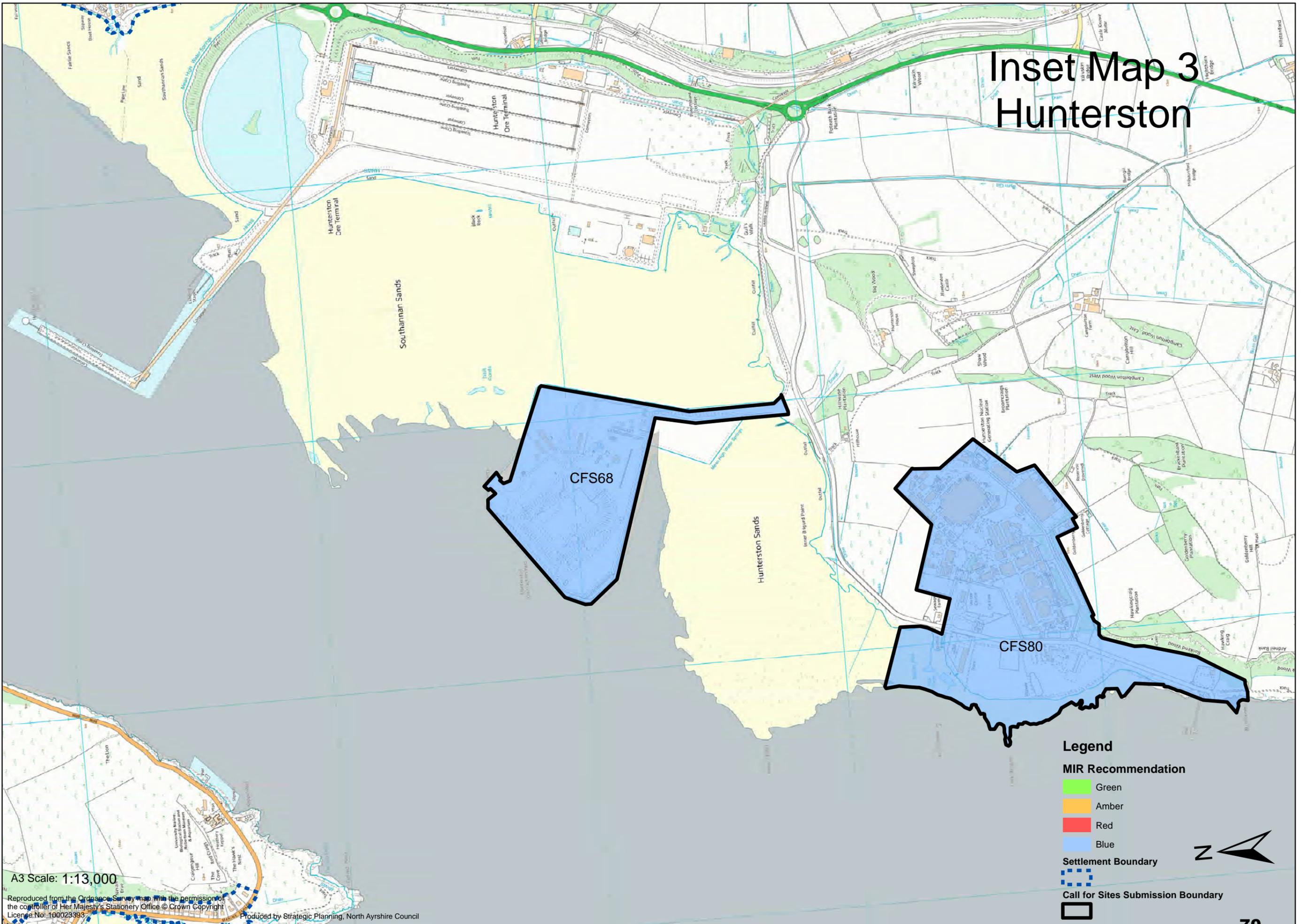


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Inset Map 3 Hunterston

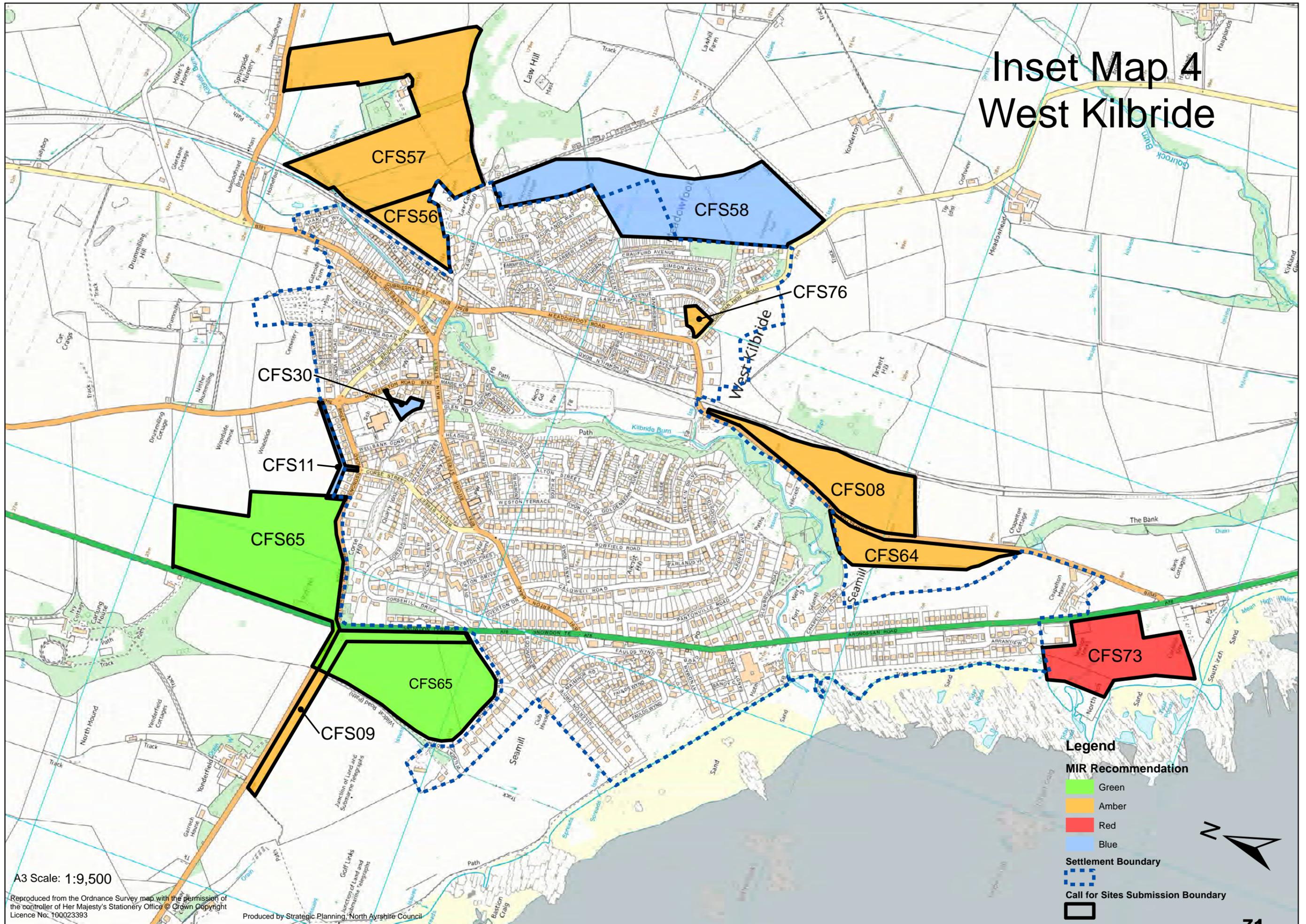


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Inset Map 4 West Kilbride



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary

-

Call for Sites Submission Boundary

-

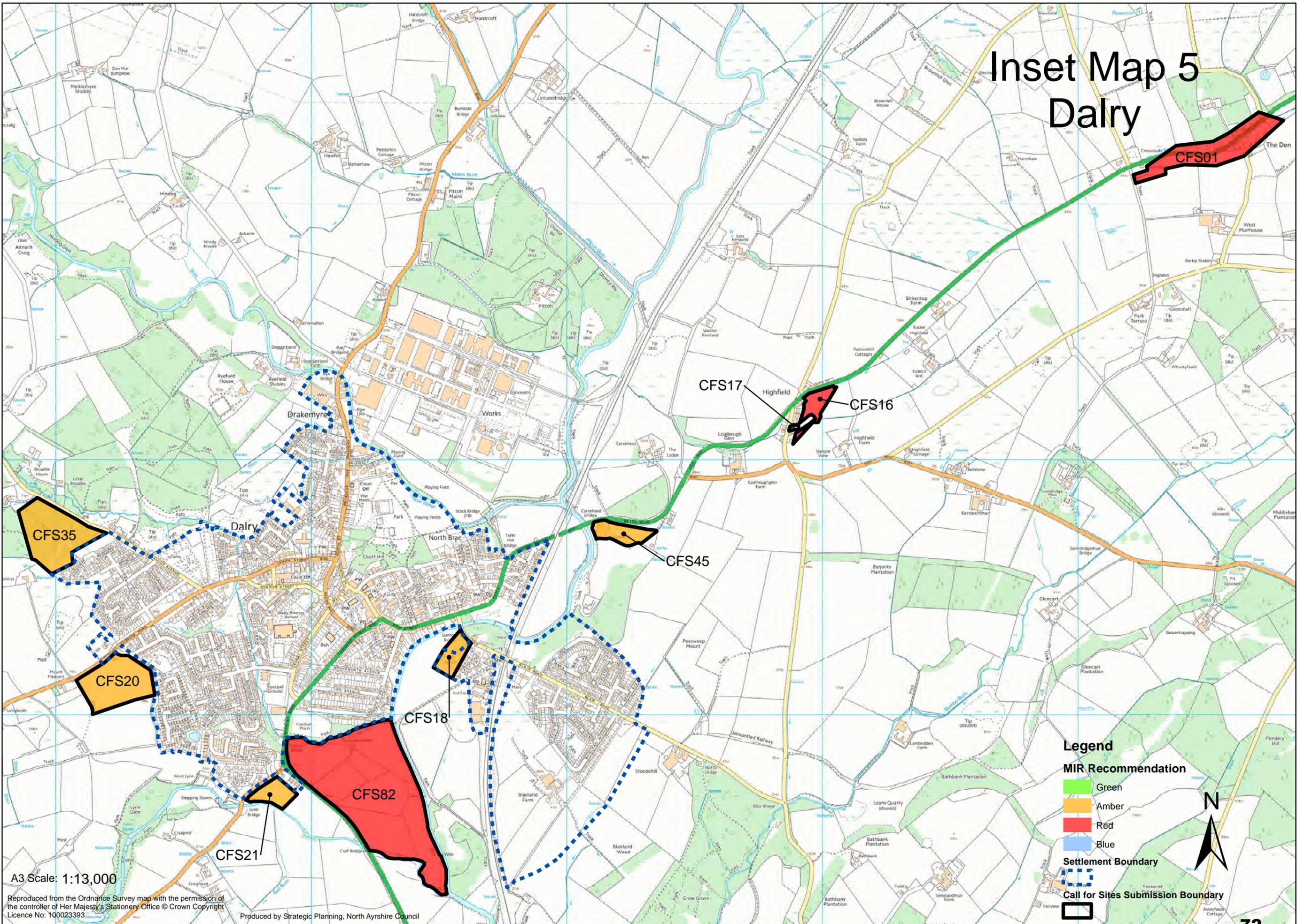


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Inset Map 5 Dalry



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary

Blue dashed line

Call for Sites Submission Boundary

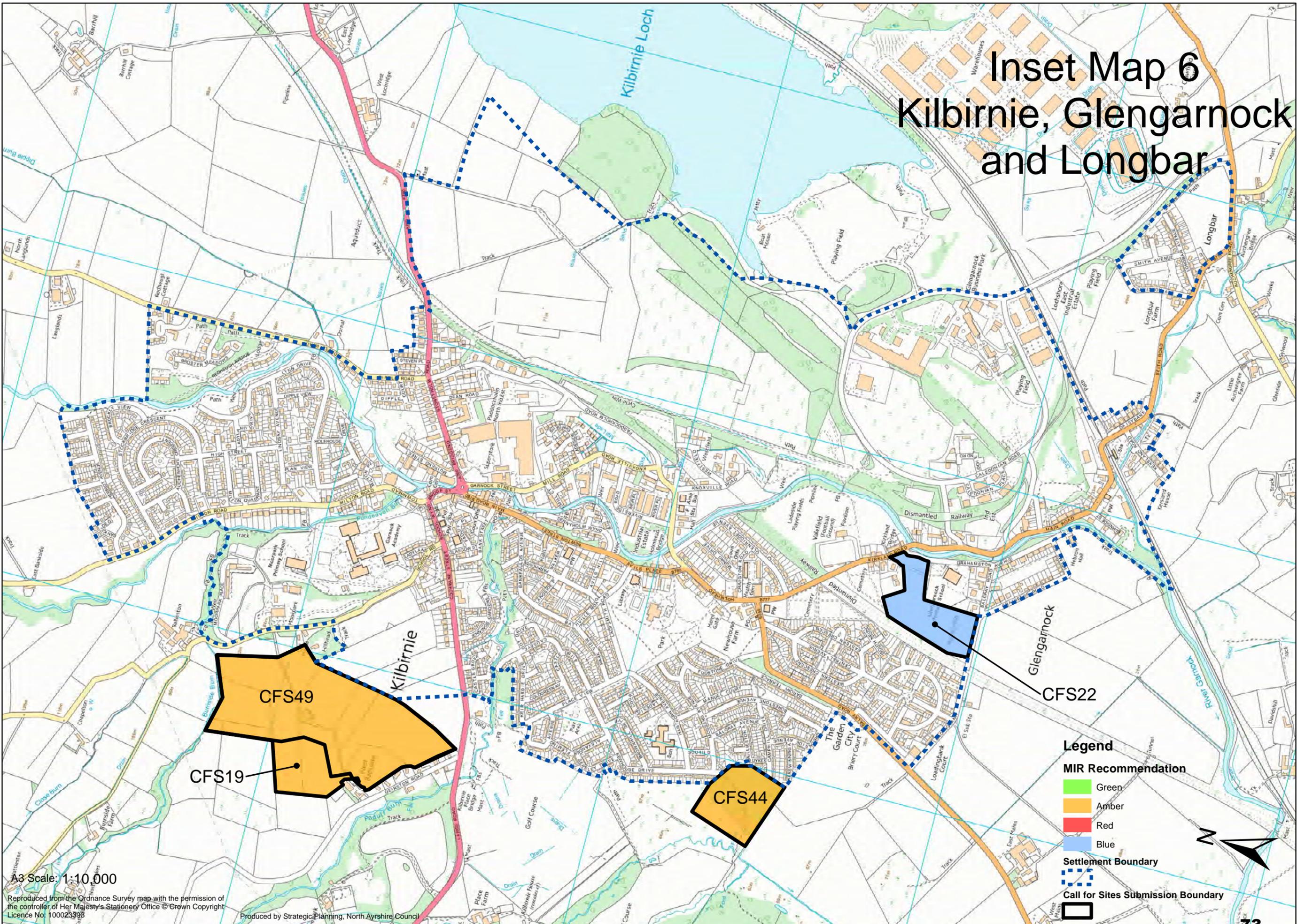
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Inset Map 6 Kilbirnie, Glengarnock and Longbar

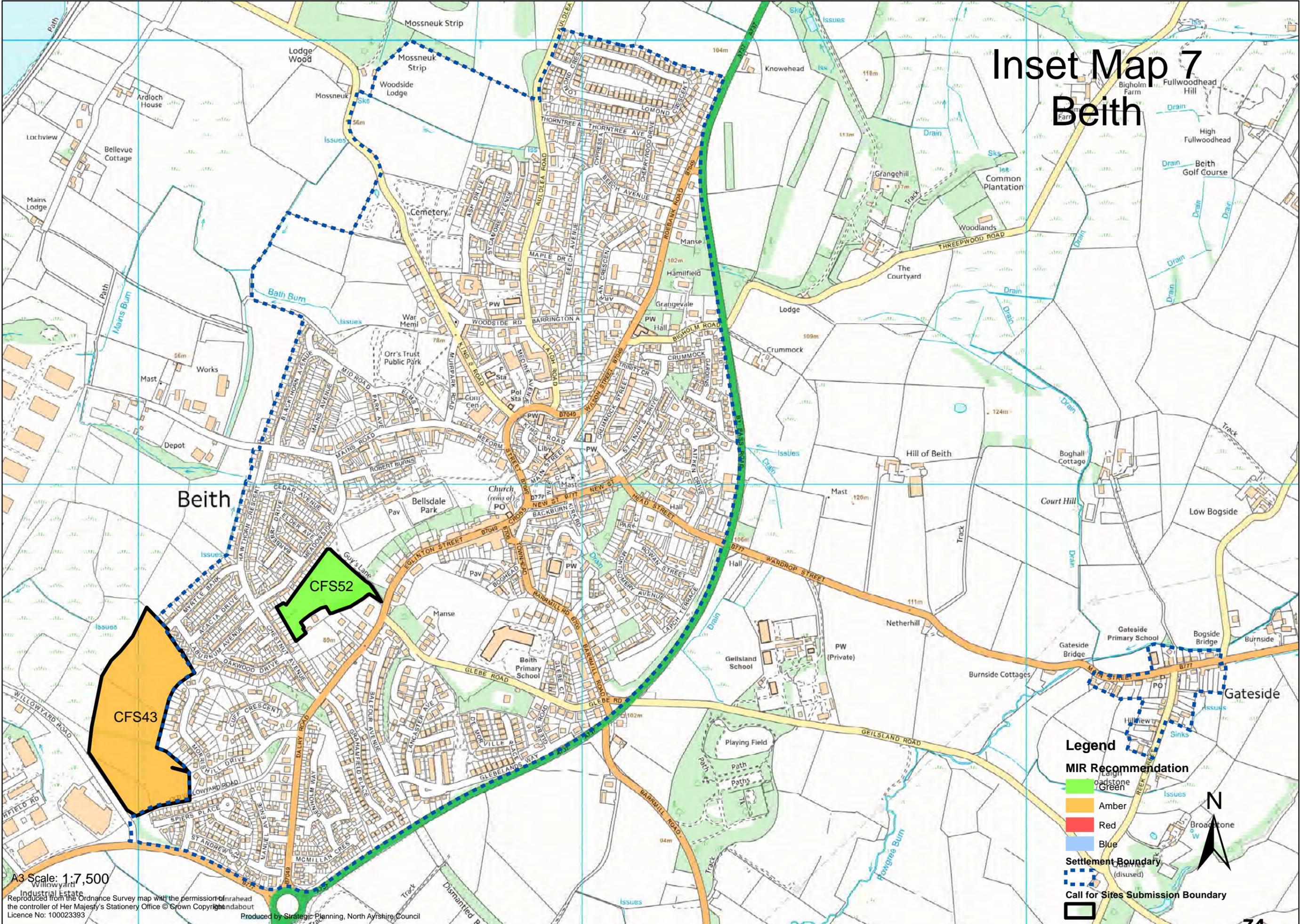


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Inset Map 7 Beith



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary

- (disused)

Call for Sites Submission Boundary

-

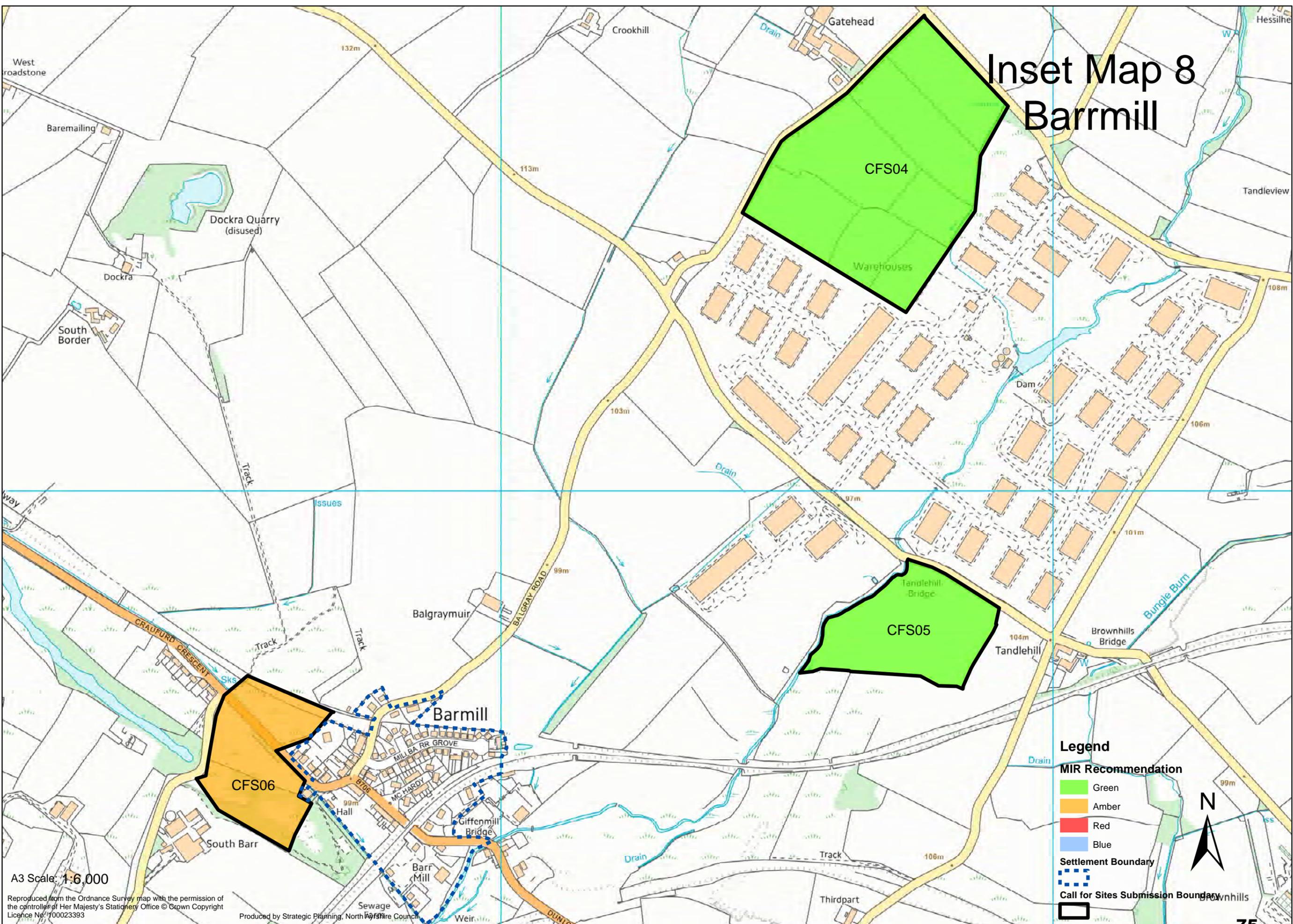


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Inset Map 8 Barmill



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary

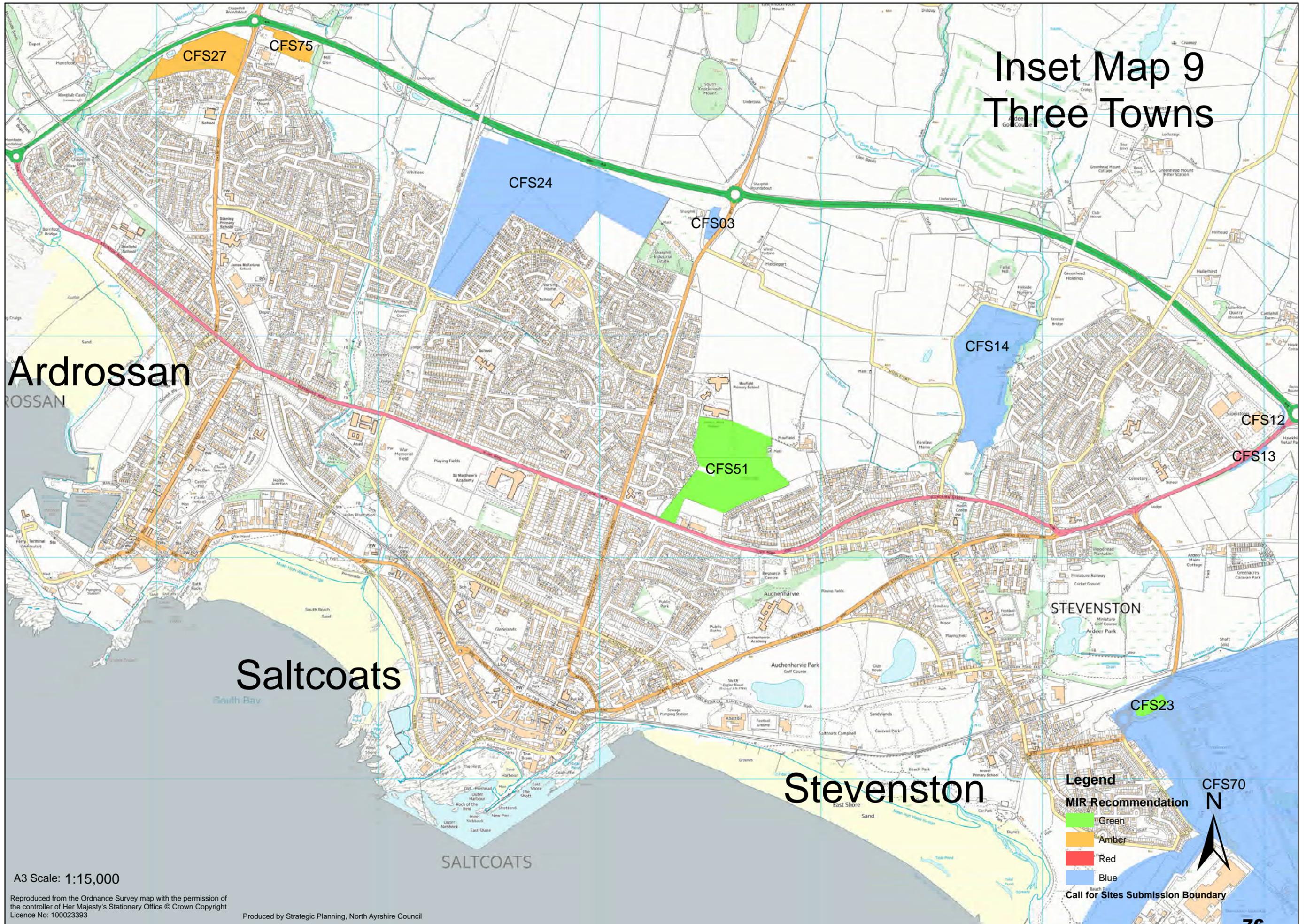


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Inset Map 9 Three Towns



Ardrossan

ROSSAN

Saltcoats

South Bay

Stevenston

STEVENSTON

Legend
MIR Recommendation

- Green
- Amber
- Red
- Blue

Call for Sites Submission Boundary

CFS70

N

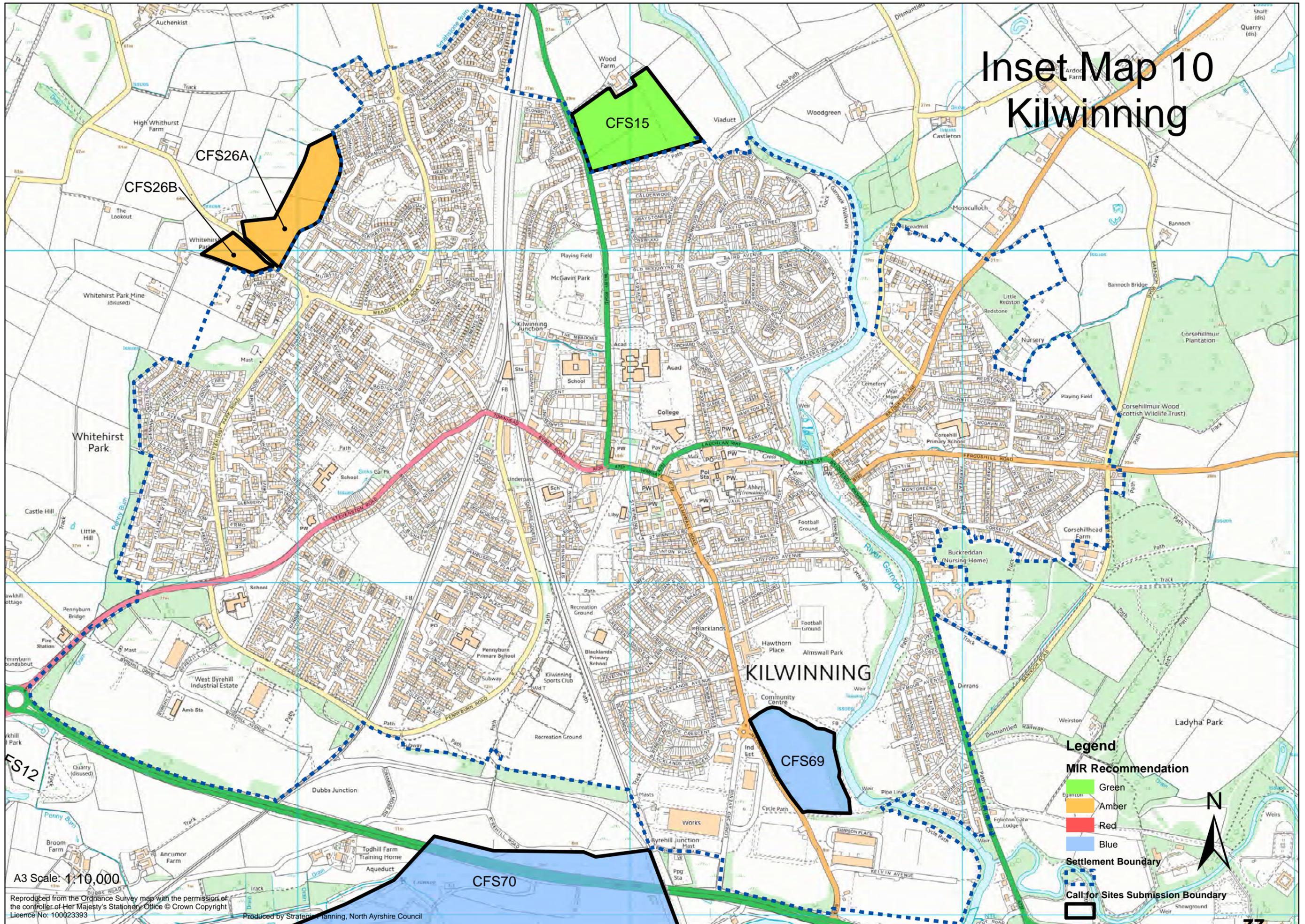


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Inset Map 10 Kilwinning

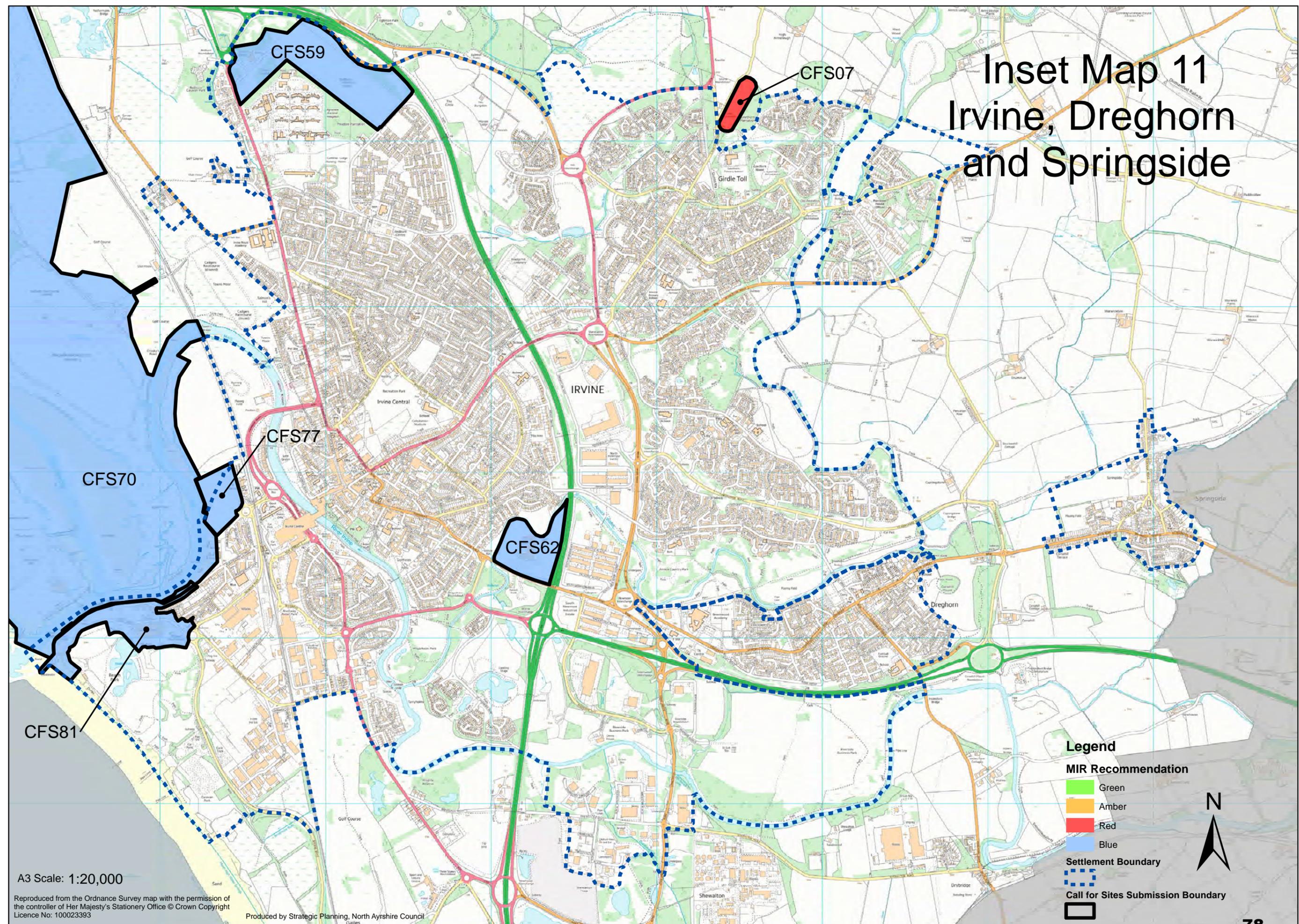


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Inset Map 11 Irvine, Dreghorn and Springside



Legend

MIR Recommendation

- █ Green
- █ Amber
- █ Red
- █ Blue

Settlement Boundary

- Dashed Blue Line

Call for Sites Submission Boundary

- Solid Black Line

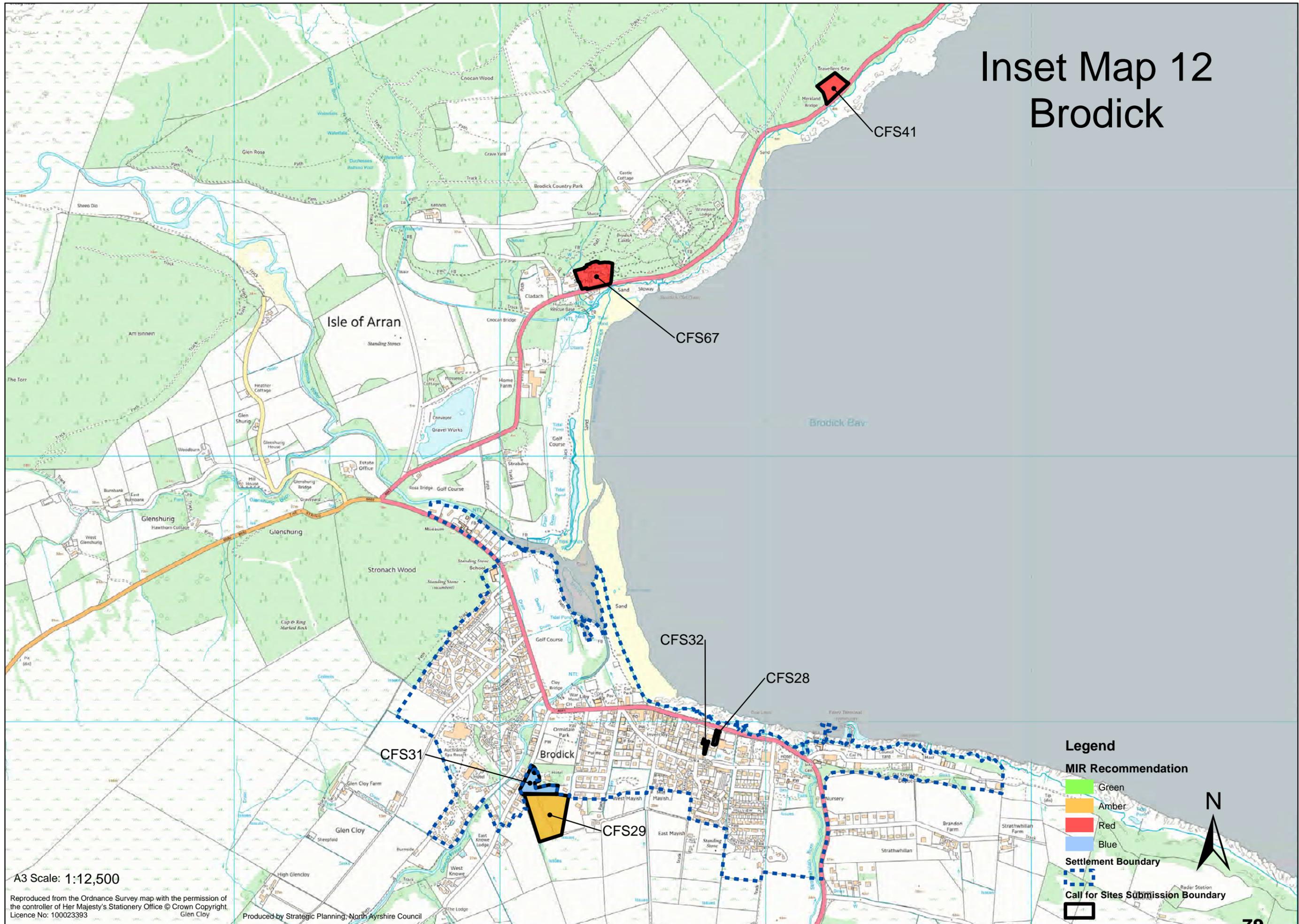


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Inset Map 12 Brodict



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Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary





Inset Map 13 Lamlash

Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary

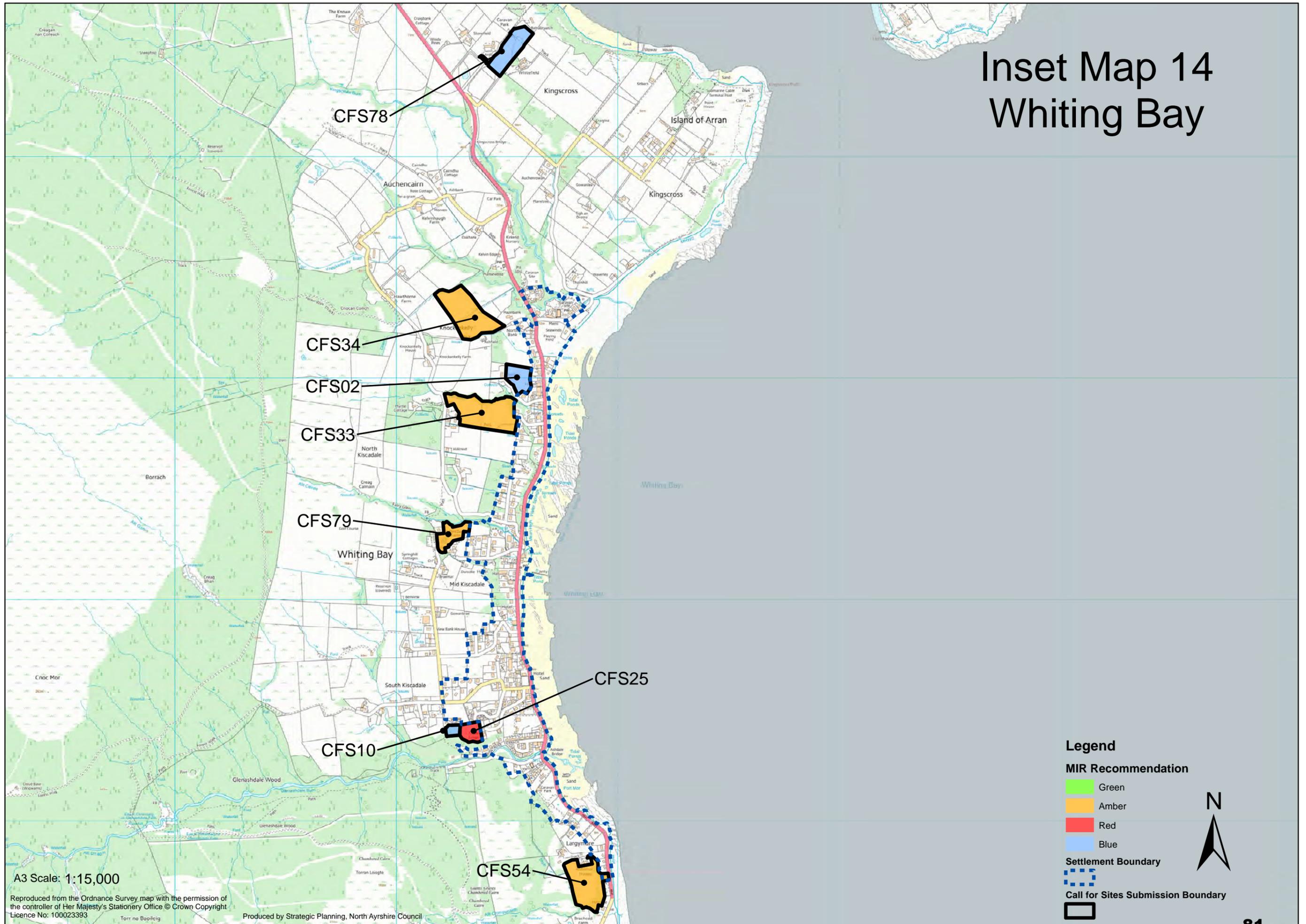


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Inset Map 14 Whiting Bay



Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary

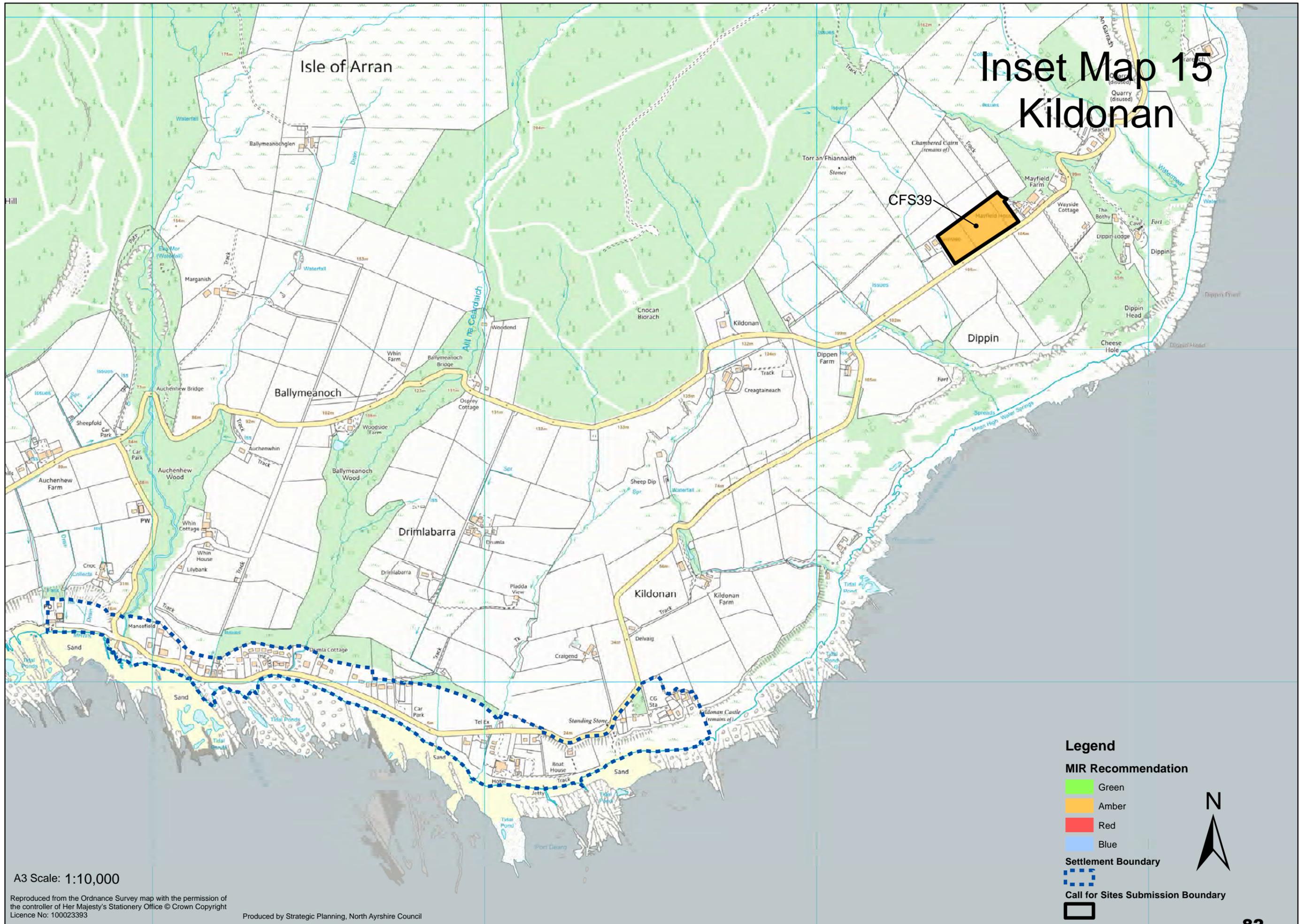


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Torr na Doilleig

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Inset Map 15 Kildonan

CFS39

Legend

MIR Recommendation

- Green
- Amber
- Red
- Blue

Settlement Boundary



Call for Sites Submission Boundary



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Inset Map 16 Kilmory and Lagg



Legend

- Green
- Amber
- Red
- Blue
- Settlement Boundary
- Call for Sites Submission Boundary

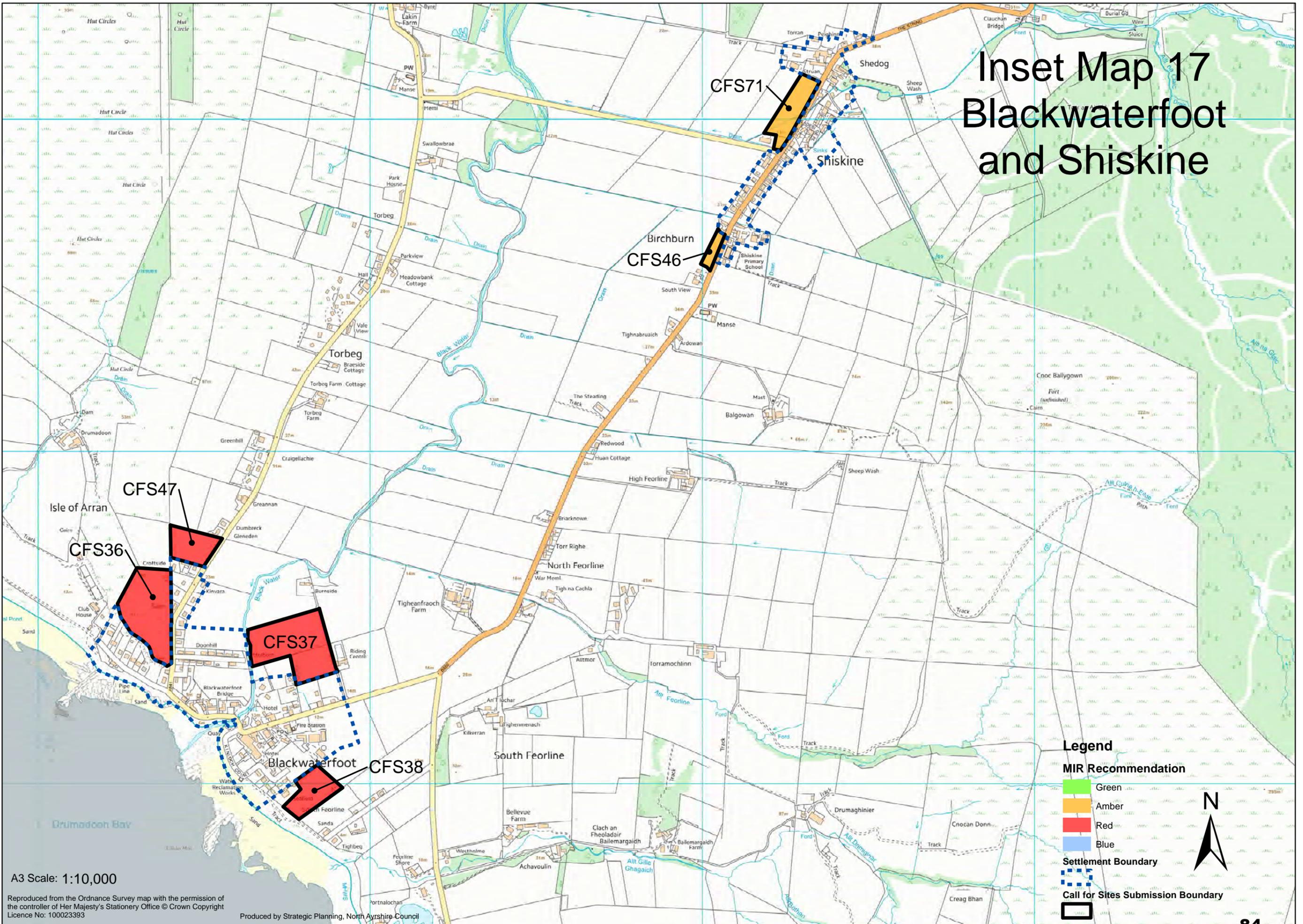
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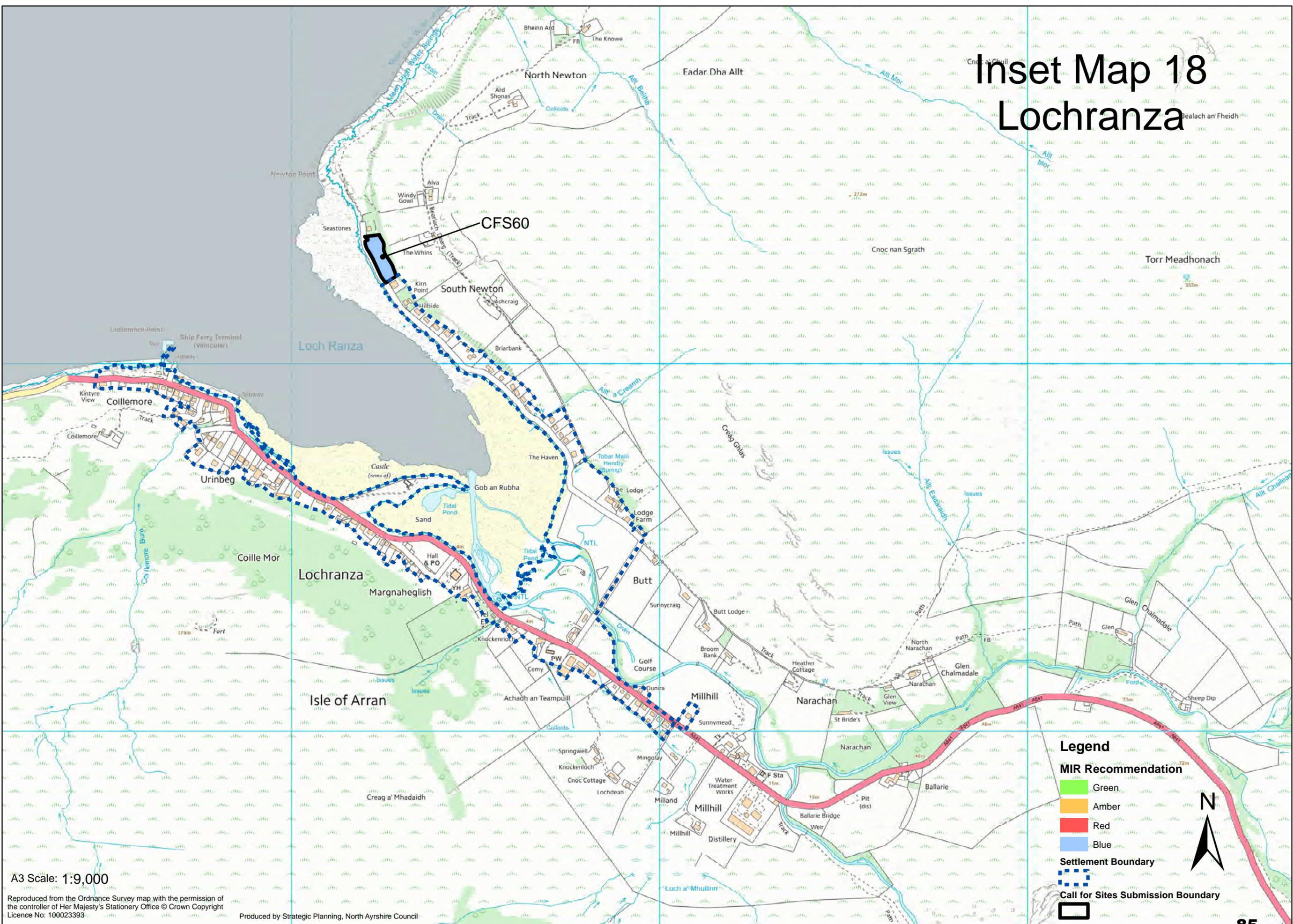
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Inset Map 17 Blackwaterfoot and Shiskine



Inset Map 18 Lochranza



Legend

- MIR Recommendation**
 - Green
 - Amber
 - Red
 - Blue
- Settlement Boundary**
 - Blue dashed line
- Call for Sites Submission Boundary**
 - Black rectangle

A3 Scale: 1:9,000

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Appendix 2 - Policy Monitoring Summary

The Main Issues Report is intended to address parts of LDP1 that, for whatever reason, require to be amended. The Main Issues Report is not a wholesale review of LDP1. The monitoring statement associated with this Main Issues Report sets out, in detail, the key evidence we used to prepare the Main Issues Report. This should be viewed for full details of our evidence baseline. However, the following summary table has been produced to link the content of the Main Issues Report to the Monitoring Statement by highlighting key findings from the evidence that defined whether the matter should be a main issue. This is structured around the LDP1 chapters. Where a chapter is noted as requiring change, this may only relate to a part of the suite of policies on that topic rather than full review, and this monitoring exercise is not necessarily indicating that all elements of the suite of policies is inappropriate.

It should be noted that the non-inclusion of a policy topic area does not mean the chapter is not important or that it will not feature in LDP2. For example, for natural and historical environment policies, the LDP1 framework is broadly in line with national policy and there are no other changed circumstances that require those policies to be amended. As such those policies do not feature in the MIR, and are likely to be generally unaltered in strategic content in LDP2.

LDP1 Chapter (and description)	Outcomes of Monitoring	Requires change and consideration through MIR and consultation
Vision and Spatial Strategy – this chapter provides an overview of the strategic intent of LDP1	While the vision and spatial strategy are generally appropriate and similar to MIR preferred options, there has been substantial change to corporate and national policies as well as a prolonged period for full economic recovery. It is also increasingly important for alignment of spatial and community planning.	Yes – see chapter 1 and throughout MIR
General Policy – this provides a general development standard for new development proposals.	This will be formed through preparation of Vision, however also requires change as a result of national policy, and particularly the national focus on place making	Yes – see chapter 1
Town Centres and Retailing – this provides guidance to planning applications on controls over commercial development within town centres, and the circumstances where out of centre	The town centre and retail suite of policies are generally fit for purpose. However, given the Scottish Government’s increasing focus on the role of town centres (through town centre first principle), the town centre first principle should be embedded into the LDP. The LDP should also identify a network of town centres to promote the function of our different town centres.	Yes – see chapter 4

development will be acceptable.	LDP2 should, therefore, establish a network of town centres.	
Housing – contains details of the LDP1 housing requirement, allocations, affordable housing.	The housing needs and demands of any area change every plan, so it is essential this is included in the MIR. It is also appropriate given the requirement for LDP2 to identify ways to continue to support housing delivery in a difficult housing market	Yes – see chapter 3
Employment Land – this provides the policy framework to manage use of business and industrial land and alternative uses on those sites	This policy suite requires consolidation to simplify its intent. Given North Ayrshire’s extent of vacant/derelict land, there is scope for the MIR to explore potential for more opportunity-led policies to promote the attractiveness of some land for regeneration	Yes – see chapters 6 and 8
Tourism – this chapter provides policies on all forms of tourism development	While the policies are generally fit for purpose, the coast/marine planning and islands offer potential to connect the policies to a wider strategic approach	Yes – see chapters 5 and 7
Historic Environment – chapter outlines approach to managing impact of development on historic environment assets	There has been no significant change to national policies and LDP1 framework remains fit for purpose	No
Natural Environment - chapter outlines approach to managing impact of development on natural environment assets	There has been no significant change to national policies and LDP1 framework remains fit for purpose. Locally, an open space strategy has been prepared. This can be reflected in LDP2, without significant change to LDP1 policy framework	No
Infrastructure	LDPs always require to plan impact of proposals on infrastructure, since housing land allocations will almost always be added. It is also known there are significant pressures on infrastructure (e.g. education estate) that should be considered and managed through LDP2	Yes – see chapters 1, 2, 3 and throughout MIR

Our contact details

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North Ayrshire Council
Comhairle Siorrachd Àir a Tuath