



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

22 August 2013

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 **WEDNESDAY 28 AUGUST 2013** 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

The accuracy of the Minutes of the meeting of the Committee held on 17 June 2013 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. Draft National Planning Framework 3: Supplementary Consultation Response

Submit report by the Corporate Director (Development and Environment) on a supplementary consultation response for submission to the Scottish Government as the Council's final response to the draft National Planning Framework 3 (copy enclosed).

4. Urgent Items

Any other items which the Chair considers to be urgent.

Local Development Plan Committee

Sederunt: Marie Burns (Chair)
Ronnie McNicol (Vice Chair)
Robert Barr
John Bell
Matthew Brown
John Bruce
Ian Clarkson
Joe Cullinane
Anthea Dickson
John Easdale
John Ferguson
Alex Gallagher
Willie Gibson
Tony Gurney
Jean Highgate
Alan Hill
John Hunter
Elizabeth McLardy
Alex McLean
Catherine McMillan
Peter McNamara
Ruth Maguire
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
17 June 2013

IRVINE, 17 June 2013 - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 12.45 p.m.

Present

Marie Burns, Ronnie McNicol, John Bell, Matthew Brown, John Bruce, Ian Clarkson, Anthea Dickson, John Easdale, John Ferguson, Alex Gallagher, Willie Gibson, Tony Gurney, Alan Hill, John Hunter, Elizabeth McLardy, Alex McLean, Catherine McMillan, Peter McNamara, Ruth Maguire, Tom Marshall, Alan Munro, David O'Neill, Donald Reid and Joan Sturgeon.

In Attendance

D. Hammond, Team Manager (Development Plans) (Development and Environment); and M. McKeown, Committee Services Manager and D. McCaw, Committee Services Officer (Chief Executive's Service).

Apologies for Absence

Robert Barr, Joe Cullinane, Jean Highgate, Jim Montgomerie, Irene Oldfather and Robert Steel.

1. Declarations of Interest

In terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors, Councillor McLardy, by association to the Kirktonhall Creative Media Group, declared a non financial interest in Agenda Item 8: West Kilbride Conservation Area Appraisal, and took no part in the discussion on that item of business.

2. Minutes

The accuracy of the Minutes of the previous meeting of the Committee held on 10 December 2012 was agreed, subject to the addition of Councillor Gurney's apologies, and the Minutes signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Modified Local Development Plan (As Submitted): Representations

Submitted report by the Corporate Director (Development and Environment) on the proposed responses to the additional tranche of representations to the Modified Local Development Plan (As Submitted).

The Modified Local Development Plan (MLDP) (As Submitted) was submitted to the Directorate for Planning and Environmental Appeals (DPEA) for formal examination on 15 February 2013. Following discussions with the DPEA, the Council opted to provide an additional consultation period on the plan to allow the opportunity for comment on the minor changes which were made to the Plan prior to its submission to the DPEA. These changes were made in consideration of the representations received in the previous consultation period. The Examination was paused to allow the additional consultation period on the MLDP (As Submitted) to take place. The additional consultation period closed on 22 May 2013.

Officers prepared responses to the additional representations received which included objections to 2 employment land allocations, and a request for allocation of an additional housing site as shown on the location plan at Appendix 2 to the report.

On agreement of the response to the outstanding issues, the additional representations will be submitted to the DPEA. The Examination of the MLDP (As Submitted) will then resume and the Reporter's findings are anticipated in late 2013, with the formal adoption of the Local Development Plan following thereafter.

The Committee agreed to (a) approve the responses outlined in Appendix 1 to the report; and (b) note the new issues raised in the representations to the MLDP (As Submitted).

4. Publication of Updated Development Plan Scheme and Statement of Conformity with the Participation Statement

Submitted report by the Corporate Director (Development and Environment) on the revised Development Plan Scheme (DPS) and Statement of Conformity with the Participation Statement for submission to Scottish Ministers.

Revisions to both the Development Plan Scheme (DPS) and Statement of Conformity documents are necessary to provide updated information regarding the steps taken to consult on the Modified Local Development Plan (As Submitted), and to allow the LDP examination to proceed. The updated DPS now programmes adoption of the LDP for Winter 2013 due to the delay arising from the publication of the Modified Plan and the additional consultation period. Effective project management has generated time gains in other steps of the LDP preparation process, which has mitigated some of the delay. The DPS also provides further details on the final stages in the plan making process for public information.

The Committee agreed to (a) approve the revised Development Plan Scheme and Statement of Conformity with the Participation Statement for submission to Scottish Ministers; and (b) note the new timescale for adoption of the LDP.

5. Supplementary Guidance: Developer Contributions

Submitted report by the Corporate Director (Development and Environment) on approval to publish draft Supplementary Guidance on Strategic Transport Developer Contributions for public consultation.

Developer contributions are 'obligations' placed upon developers to make a contribution toward the infrastructure and services needed to make new developments acceptable in land-use planning terms. The report detailed the context and principles of the proposed draft guidance, dealing with contributions solely in respect of the trunk road network.

In the preparation of the LDP, officers have worked in close partnership with a range of agencies to establish the infrastructure requirements to support future development. Strategic transport modelling has been undertaken to assess the cumulative impact on the trunk road network from future development across the Irvine Bay Area. Additional carriageway provision at Pennyburn Roundabout and the signalisation of Stanecastle, Warrix and Eglinton Interchanges, have been identified as areas where improvements would be necessary.

It is the intention that the improvements be funded by the development industry on a 'roof tax' basis, which works by seeking a flat rate contribution towards the transport improvements per consented housing unit. The contributions would be held in a fund and used to pay for the improvements as the development progresses.

The consultation period provides the Council with an opportunity to further refine the approach following stakeholder comments before adoption as statutory guidance to the North Ayrshire Local Development Plan.

Members asked questions and received clarification on the information presented.

The Committee agreed to approve the publication of the draft Supplementary Guidance on Strategic Transport Developer Contributions for public consultation.

6. Scottish Planning Policy: Consultation Draft

Submitted report by the Corporate Director (Development and Environment) on the publication of the 'Scottish Planning Policy: Consultation Draft' and on the proposed consultation response for submission to the Scottish Government.

Key points from the consultation draft include:

- Town centre performance should be monitored by planning authorities, preferably every 2 years through health checks;
- Greater steer is provided on what constitutes a 'generous housing land supply'. When undefined, this term has proved problematic for planning authorities and Scottish Government Reporters making decisions on housing issues within Local Development Plans;
- Separation of windfarm development from communities is increased to 2.5 km, up 0.5km; and
- National Parks and National Scenic Areas are considered by SPP to be unacceptable for wind farm development.

There is a lack of specific protected status for Clyde Muirshiel Regional Park from wind farm development within SPP. This is despite the Council's Supplementary Guidance confirming the Park has limited carrying capacity for such development. It is therefore recommended within the proposed response that the Park should be designated as 'areas of significant protection', the second highest level of safeguarding offered by SPP. Justification for this protection is further evidenced by the Park's significance to natural heritage and recreational interests.

The proposed response to the consultation draft sets out comments which reflect the Council's interests on a variety of planning topics such as renewable energy and housing development. The response seeks amendments to a number of statements made in the SPP, including increased protection for Clyde Muirshiel Regional Park from wind turbine development.

The Committee agreed to (a) approve the issue of the proposed consultation response to the Scottish Government as the Council's formal response to the Scottish Planning Policy: Consultation Draft; and (b) note the key points arising from the consultation draft.

7. Draft National Planning Framework 3: Initial Consultation Response

Submitted report by the Corporate Director (Development and Environment) on the proposed consultation response to the draft National Planning Framework 3 for submission to the Scottish Government.

The purpose of the National Planning Framework (NPF) is to set the context for development planning in Scotland by providing the Scottish Government's strategic development priorities over the next twenty to thirty years. It identifies 'National Developments', which includes strategic infrastructure, transport, and drainage projects essential to Scotland's spatial development at a national scale. The NPF is updated at least every five years. A draft NPF3 framework has now been published for consultation, with comments invited by 23 July 2013.

The proposed initial response to NPF3 was informed by Members' comments at a workshop held in May, and incorporates the following key points:

- A request for commitment to improvements to the A737 and A78 within NPF3;
- Continued recognition of the potential of Ardeer as an energetics cluster, with potential for other types of industrial activity of national significance on the site; and
- Calls for North Ayrshire to be included within the Firth of Clyde region within NPF3, as opposed to the South West Coast region, on the basis that North Ayrshire has stronger links to the Glasgow city region (e.g. transport, commuting, leisure, retail links).

Following the close of the consultation period, the Scottish Government will consider the comments made before publishing a 'proposed' version of NPF3. The document will then be laid before parliament, and, following consideration of the parliamentary report, the final NPF3 is programmed for publication in Summer 2014 at which point it will replace NPF2.

Members were advised that on completion of the Competitive Advantage Study for Hunterston, a further submission to the Scottish Government would be presented for approval at a meeting of the Committee to be held on 28 August 2013.

Councillor McNamara, seconded by Councillor Gallagher, moved that the Committee revise the response to question 4 to reflect Council policy in support of a Hunterston C power station.

As an amendment, Councillor Dickson, seconded by Councillor Gurney, moved that the Committee approve the initial consultation response as detailed within the report.

On a division, there voted for the amendment 12 and for the motion 12. On the casting vote of the Chair, the amendment was declared carried.

Accordingly, the Committee agreed to approve the initial consultation response for submission to the Scottish Government as detailed in Appendix 1 to the report.

8. West Kilbride Conservation Area Appraisal

Submitted report by the Corporate Director (Development and Environment) on the adoption of the West Kilbride Conservation Area Appraisal.

A Conservation Area Appraisal identifies the special interest and changing needs of a Conservation area, which enables the planning authority to fulfil its statutory duties to preserve and enhance the Conservation areas. Appraisals can inform policy, assist with development management, help developers formulate development proposals, and assist with proposals for funding support for historic buildings. An Appraisal has been prepared for the West Kilbride Conservation Area.

The approval of the West Kilbride Conservation Area Appraisal will assist funding applications in relation to the Kirktonhall and potentially other buildings within the Conservation area, and inform future management of development in the area.

The Committee agreed to adopt the West Kilbride Conservation Area Appraisal.

The Meeting ended at 1.20 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

28 August 2013

Local Development Plan Committee

Subject: **Draft National Planning Framework 3:
Supplementary Consultation Response**

Purpose: To approve the supplementary consultation response at Appendices 1 and 2 for submission to Scottish Government as the Council's final response to the draft National Planning Framework 3.

Recommendation: That the Committee agrees to approve the supplementary response at Appendices 1 and 2 for submission to the Scottish Government.

1. Introduction

1.1 The purpose of the National Planning Framework (NPF) is to set the context for development planning in Scotland by providing the Scottish Government's strategic development priorities over the next twenty to thirty years. It identifies 'National Developments', which include strategic infrastructure, transport, and drainage projects essential to Scotland's spatial development at a national scale. Designation as a National Development provides parliamentary approval of the elements covered by the designation, therefore providing a level of certainty for proposed operators/investors. A draft NPF3 framework was published for consultation in April 2014, with comments invited by 23 July 2013.

2. Current Position

2.1 On 17 June 2013, the Local Development Plan (LDP) Committee approved an initial consultation response to the draft NPF3, on the understanding that a supplementary response would be prepared following completion of the Hunterston Competitive Advantage Study (HCAS). An extension to the consultation deadline until 30 August was therefore secured from Government.

- 2.2 The HCAS was commissioned to establish the potential for employment opportunities being developed on the site with reference to commercial viability, the infrastructure existing and required, means of raising the site's profile at a Scottish Government level, and an action plan for leadership and stakeholder delivery. The study was undertaken by URS Consultants and completed in August 2013. Members have since been issued a copy of the draft report and received detailed presentations on its content from URS. The study findings have shaped the response to Scottish Government at Appendices 1 and 2.
- 2.3 The Scottish Government invited proposals for new National Developments late in 2012, which were then assessed and included a number within the draft NPF3. While the government might wish to discourage new National Development proposals at this stage, they are not precluded from considering and including new National Developments in the Proposed NPF3 which is due for publication in Winter 2013.
- 2.4 Following assessment of the findings of the HCAS, it is considered that there is a case for promotion of Hunterston as a National Development on the following terms, which are reflected within the proposed response to NPF3 at Appendices 1 and 2:
- That NPF3 includes a National Development designation for Hunterston for an 'Energy Hub', on the basis of the following potential energy related uses:
 - Offshore renewables (wind, wave and tidal) manufacture, assembly, operations and maintenance;
 - Maritime decommissioning associated with defunct oil & gas platforms;
 - Extended and/or new nuclear power production;
 - Biomass bulk handling;
 - Onshore infrastructure for electricity transmission; and
 - Renewable Energy Skills Academy.

In addition, it is proposed that the Scottish Government are requested to recognise that:

- There is a need to support a National Development at Hunterston with infrastructure improvements, in particular the A78/A737 and improved capacity on the railway network;
- A clearer link is established between the designated National Developments, and funding support available through, for example, the National Renewables Infrastructure Fund; and
- A more definitive action programme is required for NPF3, including expected involvement of landowners, Scottish Government and its agencies, and the local authority, along with timescales for action.

2.5 The proposed National Development designation meets five of the eight optional criteria for National Developments set by Scottish Government. In addition, given that North Ayrshire's unemployment rate is currently almost double that of the Scottish average, the Scottish Government are also requested to recognise the need to capitalise on any and all employment generating prospects for North Ayrshire. If all of the proposed National Development uses were delivered, indicative job creation potential could be in excess of 1,300 jobs (550 of which would be associated with either extended or new nuclear power generation).

2.6 It is envisaged that a report to Cabinet will be submitted in September seeking endorsement of the stakeholder action programme that has been prepared as part of the HCAS. The action plan outlines actions for stakeholders in relation to branding and marketing of the Hunterston site, pursuit of funding opportunities, and recommendations regarding changes to planning policy to facilitate development on the site.

3. Proposals

3.1 Members are invited to approve the response to NPF3 at Appendices 1 and 2, for immediate submission to Scottish Government. If the request for inclusion of Hunterston as a National Development, on the basis of the justification provided above, is successful, this will help to maximise the potential for future investment in the Hunterston site for a range of potential uses. This would be achieved by the establishment of parliamentary approval for the uses, and the raising of the profile of the site through its identification within a statutory national document.

4. Implications

Financial Implications

4.1 None.

Human Resource Implications

4.2 None.

Legal Implications

4.3 None.

Equality Implications

4.4 None.

Environmental Implications

4.5 The HCAS notes potential environmental impacts associated with a number of proposed uses. Scottish Government would require to carry out supplementary work to the Strategic Environment Assessment of the draft NPF3 in order to include the proposed uses for Hunterston.

Implications for Key Priorities

4.6 Inclusion of the proposed uses for Hunterston with NPF3, and the job creation and perception change that would result from investment in the site, contribute to a variety of the Council's strategic objectives. These include outcomes under the Single Outcome Agreement such as: 'the current business base is encouraged to move up the value chain and high level activities and jobs are attracted to North Ayrshire'; 'North Ayrshire is effectively promoted to individuals, businesses and Government'; and 'the number of job opportunities within North Ayrshire is increased';

5. Consultations

- 5.1 A variety of stakeholders were engaged in the production of the HCAS. These included landowners, Community Councils, Scottish Enterprise, and Scottish Development International. The views expressed were considered by the lead consultant for the HCAS, and were reflected in the study where appropriate. The Corporate Management Team have considered and endorsed the recommendations outlined within the appendices.

6. Conclusion

- 6.1 The Hunterston Competitive Advantage Study has identified several potential energy related future uses for the Hunterston site that are viable medium to longer term opportunities which may secure significant new employment creation. In seeking recognition of the site's potential through inclusion in NPF3 as a National Development for an 'Energy Hub' (see Appendices 1 and 2), added certainty and profile for Hunterston as a location to invest for operators would be provided.



CRAIG HATTON
Corporate Director (Development and Environment)

Reference : DH/JW

For further information please contact David Hammond, Team Manager (Development Plans) on 01294 324764

Background Papers

1. Scotland's Third National Planning Framework: Main Issues Report and Draft Framework (April 2013)
2. Hunterston Competitive Advantage Study Draft Final Report (August 2013)

NPF 3 Main Issues Report: Consultation Questionnaire

Please send your response to npfteam@scotland.gsi.gov.uk by July 23, 2013.

RESPONDENT INFORMATION – this is to ensure that we handle your response appropriately.

1. Name/Organisation

Organisation Name

North Ayrshire Council

Title Mr Ms Mrs Miss Dr *Please tick as appropriate*

Surname

Hammond

Forename

David

2. Postal Address

Cunninghame House

Irvine

Postcode KA12 8EE

Phone 01294 324764

Email dhammond@north-ayrshire.gov.uk

3. Permissions - I am responding as...

Individual



Group/Organisation



Please tick as appropriate

- (a)** Do you agree to your response being made available to the public (in Scottish Government library and/or on the Scottish Government web site)?

Please tick as appropriate Yes No

- (b)** Where confidentiality is not requested, we will make your responses available to the public on the following basis

Please tick ONE of the following boxes

Yes, make my response, name and address all available

or

Yes, make my response available, but not my name and address

or

Yes, make my response and name available, but not my address

- (c)** The name and address of your organisation **will be** made available to the public (in the Scottish Government library and/or on the Scottish Government web site).

Are you content for your **response** to be made available?

Please tick as appropriate Yes No

- (d)** We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Please tick as appropriate Yes No

A LOW CARBON PLACE

1. How can NPF3 support the transition to a largely decarbonised heat sector?

Could NPF3 go further in supporting a spatial framework to help achieve our ambition of decarbonising the heat sector and guiding the necessary infrastructure investments?

The draft NPF3 notes that biomass was responsible for 89% of renewable heat generation in 2010. In moving towards the target of 11% of Scotland's heat requirement being generated from renewable sources by 2020, it is likely that the reliance of on biomass to achieve this will continue for the foreseeable future.

Hunterston represents an opportunity for biomass bulk handling operations, and could act as a hub for biomass import for Scotland. Hunterston currently deals with coal bulk handling of some 5.5 million tonnes per annum. As the reliance on fossil fuels reduces, Hunterston is well placed to capitalise on any opportunities for biomass bulk handling, given existing infrastructure such as the deep water jetty and railhead.

On the basis of the above, the Scottish Government are requested to consider a National Development designation at Hunterston, with one of the elements covered by the designation being 'biomass bulk handling'.

2. How should we provide spatial guidance for onshore wind?

Scottish Planning Policy already safeguards areas of wild land character. Do you agree with the Scottish Government's proposal that we use the SNH mapping work to identify more clearly those areas which need to be protected?

Should NPF3 identify and safeguard those areas where we think there remains the greatest potential for further large scale wind energy development? Where do you think this is?

Should further large scale wind energy development be focused in a few key locations or spread more evenly across the country?

Is spatial guidance for onshore wind best left to local authorities?

Comments within our initial response.

3. How can onshore planning best support aspirations for offshore renewable energy?

Should we include onshore infrastructure requirements of the first offshore wind developments, wave and tidal projects as a national development?

Yes. North Ayrshire Council believes it is essential that the Scottish

Government identify specific sites for onshore infrastructure for offshore renewable energy in order to guide investment and provide a framework for delivery of ambitious renewable energy generation targets.

Hunterston has been identified within the National Renewables Infrastructure Plan as a possible site for integrated manufacture of offshore turbines. This has been affirmed by Hunterston Competitive Advantage Study, carried out by URS consultants, who note the potential for Hunterston to act as a base for assembly of turbines and for construction of gravity base foundations. The Council believes that Hunterston is the best placed port in the west coast for future west coast offshore arrays, which include five Round 3 Offshore projects which are at pre-consent stage. The Hunterston Competitive Advantage Study confirms that several options are available to accommodate the infrastructure requirements necessary for foundation manufacturing and turbine assembly. Hunterston also has better road/rail connections and access to the labour market than other west coast ports, for example Kishorn.

The offshore turbine test bed at Hunterston, which was consented in 2012, is currently under construction and has raised the profile of Hunterston in the context of offshore renewables.

On the basis of the above, the Scottish Government are requested to consider a National Development designation at Hunterston, with one of the elements covered by the designation being 'offshore renewables (wind, wave and/or tidal) manufacture, assembly, operation and maintenance'.

4. How can we support the decarbonisation of baseload generation?

Do you think that NPF3 should designate thermal power generation at Peterhead and/or a new CCS power station at Grangemouth, with associated pipeline infrastructure, as national developments?

Is there also a need for Longannet and Cogenzie to retain their national development status as part of a strategy of focusing baseload generation on existing sites?

The Council believes that to provide security of future baseload electricity supply, there will be reliance on nuclear power generation for the foreseeable future.

On this basis, the Scottish Government are requested to consider extension of the operating life of Hunterston B beyond 2023, subject to technical, financial and safety viability. The Council also request that the Scottish Government reconsider the potential for a new nuclear power station at Hunterston to provide longer term security of baseload electricity supply. Hunterston would be the preferred location in Scotland for such a plant for reasons such as land availability, access to a skilled labour pool, and existing transmission connections.

5. What approach should we take to electricity transmission, distribution and storage?

Should we update the suite of grid enhancements and include the landfall of a possible interconnector from Peterhead? What projects should be included?

What more can NPF3 do to support the development of energy storage capacity?

Hunterston is already playing a role in electricity transmission export, as it is the site of the interconnector for the HVDC sub-sea link to North Wales which was consented in 2012. The draft NPF3 notes the potential for further landfall at Hunterston for the ISLES project, to provide electricity transmission potential from the Scottish Islands to Ireland.

On the basis of the above, the Scottish Government are requested to consider a National Development designation at Hunterston, with one of the elements covered by the designation being 'onshore infrastructure for electricity transmission'.

6. Does our emerging spatial strategy help to facilitate investment in sites identified in the National Renewables Infrastructure Plan?

Are there consenting issues or infrastructure requirements at NRIP sites that should be addressed in NPF3 through national development status or other support?

Yes. Hunterston has been identified within the National Renewables Infrastructure Plan as a possible site for integrated manufacture of offshore turbines. The Hunterston Competitive Advantage Study, carried out by URS consultants, notes the potential for Hunterston to act as a base for assembly of turbines and for construction of gravity base foundations. The Council believes that Hunterston is the best placed port in the west coast for future west coast offshore arrays, which includes five Round 3 Offshore projects which are at pre-consent stage. The Hunterston Competitive Advantage Study confirms that several options are available to accommodate the infrastructure requirements necessary for foundation manufacturing and turbine assembly. Hunterston also has better road/rail connections and access to the labour market than other west coast ports, for example Kishorn.

However, some level of investment is required to realise Hunterston's potential in the context of offshore renewables. Given Hunterston's identification within NRIP and NPF2 (maritime construction- taken to include offshore renewables manufacture/assembly), continued designation with NPF3 would provide valuable added certainty to operators and investors. See also our response to Q16.

On the basis of the above, the Scottish Government are requested to consider a National Development designation at Hunterston, with one of the elements

covered by the designation being 'offshore renewables manufacture, assembly, operation and maintenance'.

A NATURAL PLACE TO INVEST

7. Can NPF3 do more to support sustainable use of our environmental assets?

Should NPF3 propose any specific actions in relation to the role of land use in meeting climate change targets, for example for woodland expansion, peatland or habitat restoration?

Should the strategy be more aspirational in supporting the development of a National Ecological Network? If so, what should the objectives of such a network be?

Comments within our initial response.

8. What should NPF3 do to facilitate delivery of national development priorities in sensitive locations?

Would it be helpful for NPF3 to highlight the particular significance of habitat enhancement and compensatory environmental measures around the Firth of Forth? Which projects can deliver most in this respect?

Are there other opportunities for strategic environmental enhancement that would support our wider aspirations for development, or could potentially compensate for adverse environmental impacts elsewhere?

Comments within our initial response.

9. Can NPF3 do more to support sustainable tourism?

What are the key national assets which should be developed to support recreation and tourism?

Should a national network of long distance routes be designated as a national development? What new links should be prioritised?

How can we ensure that best use is made of existing supporting infrastructure in order to increase the cross-sectoral use of these routes, and enhance the quality of the visitor experience?

Comments within our initial response.

10. Can NPF3 do more to support sustainable resource management?

Should NPF3 support a decentralised approach to provision for waste management or should NPF3 make provision for more strategic waste facilities?

Should the Metropolitan Glasgow Strategic Drainage Plan be retained as a national development in NPF3 or should we replace the focus on it with a broader, national level approach to sustainable catchment management?

Comments within our initial response.

A SUCCESSFUL, SUSTAINABLE PLACE

11. How can we help to consolidate and reinvigorate our existing settlements and support economic growth and investment through sustainable development?

What more can NPF3 do to support the reinvigoration of our town and city centres and bring vacant and derelict land back into beneficial use?

How can NPF3 support our key growth sectors?

Should the Dundee Waterfront be designated as a national development?

Should the redevelopment of the Ravenscraig site be designated as a national development?

Could NPF3 go further in indicating what future city and town centres could look like, in light of long term trends including climate change, distributed energy generation and new technologies?

How can the strategy as a whole help to unlock the potential of our remote and fragile rural areas?

Comments within our initial response.

12. How can NPF3 best contribute to health and wellbeing through placemaking?

Should the Central Scotland Green Network continue to be designated as a national development? What do you think its top priorities should be? How can it better link with other infrastructure projects in Central Scotland?

Comments within our initial response.

13. How can NPF3 help to deliver sufficient homes for our future population?

Are there spatial aspects of meeting housing needs that NPF3 could highlight and help to tackle?

Comments within our initial response.

A CONNECTED PLACE

14. How can NPF3 help to decarbonise our transport networks?

Is our emerging spatial strategy consistent with the aim of decarbonising transport?

Are there any specific, nationally significant digital infrastructure objectives that should be included in NPF3?

Should NPF3 go further in promoting cycling and walking networks for everyday use, and if so, what form could this take at a national scale?

Comments within our initial response.

15. Where are the priorities for targeted improvements to our transport networks?

Are there other nationally significant priorities for investment in transport within and between cities?

As well as prioritising links within and between cities, what national priorities should NPF3 identify to improve physical and digital connections for rural areas?

Comments within our initial response.

16. How can NPF3 improve our connections with the rest of the world?

Should the Grangemouth Investment Zone, Aberdeen Harbour and new freight capacity on the Forth be designated as national developments?

Should Hunterston and Scapa Flow be viewed as longer-term aspirations, or should they retain national development status?

Do you agree that the aspirations for growth of key airports identified in NPF2 should remain a national developments and be expanded to include Inverness, and broadened to reflect their role as hubs for economic development?

Should the proposed High Speed Rail connection to London be retained as a national development? Should it be expanded to include a high speed rail line between Edinburgh and Glasgow?

Alternatively, should High Speed Rail be removed as a national development and instead supported as a part of the longer-term spatial strategy?

The Council considers that Hunterston should retain National Development Status, for the reasons outlined within this response and also within our National Development Proposal submission. However, the elements covered by the National Development designation within NPF2 are no longer fit for purpose. The Council has commissioned a comprehensive Competitive Advantage Study which outlines the potential future uses for Hunterston on the basis of commercial and technical viability. Informed by this report, the Council requests that the Scottish Government designate Hunterston as a National Development entitled 'Hunterston Energy Hub', with the following elements covered by the designation:

1. Offshore renewables (wind, wave and tidal) assembly, manufacture, operation and maintenance;
2. Biomass bulk handling;
3. Maritime decommissioning associated with defunct oil & gas platforms;
4. Onshore infrastructure for electricity transmission;
5. Extended and/or new nuclear power production; and
6. Energy Skills Academy.

Furthermore, there is also a need to support a National Development at Hunterston with infrastructure improvements, in particular the A78/A737 and improved capacity on the railway network;

b. A clearer link is established between the designated National Developments, and funding support available through for example the National Renewables Infrastructure Fund;

c. A more definitive action programme is provided for NPF3, including expected involvement of landowners, Scottish Government and its agencies, and the local authority along with timescales for action.

Strategic Environmental Assessment – Environmental Report

1. What do you think of the environmental baseline information referred to in the Environmental Report? Are you aware of further information that could be used to inform the assessment findings?
2. Do you agree with the assessment findings? Are there other environmental effects arising from the Main Issues Report and Draft SPP?
3. Taking into account the environmental effects set out in the report, what are your views on:
 - a) The overall approach to NPF3, as outlined in the Main Issues Report, including key strategy proposals.
 - b) The strategic alternatives, as highlighted in the questions in the Main Issues Report?
 - c) The proposed suite of national developments to be included in the Proposed Framework?
 - d) Alternative candidate national developments?
 - e) The policies proposed for the Draft SPP?
 - f) The key questions for consultees set out in the Draft SPP?
4. What are the most significant negative effects arising from the assessment that should be taken into account as the NPF and SPP are finalised?
5. How can the NPF and SPP be enhanced, to maximise their positive environmental effects?
6. What do you think of the proposed approach to mitigation and monitoring proposed in Section 6?

Equality Impact Assessment (EqIA)

In relation to the Equality Impact Assessment, please tell us about any potential impacts, either positive or negative; you feel the proposals in this consultation document may have on any particular groups of people.

In relation to the Equality Impact Assessment, please tell us what potential there may be within these proposals to advance equality of opportunity between different groups and to foster good relations between different groups.

Business and Regulatory Impact Assessment (BRIA)

In relation to the Business and Regulatory Impact Assessment, please tell us about any potential impacts, either positive or negative, you feel the proposals in this consultation document may have on business.

Please return this form to: npfteam@scotland.gsi.gov.uk or NPF Team, The Scottish Government, Area 2H South, Victoria Quay, Leith, Edinburgh, EH6 6QQ

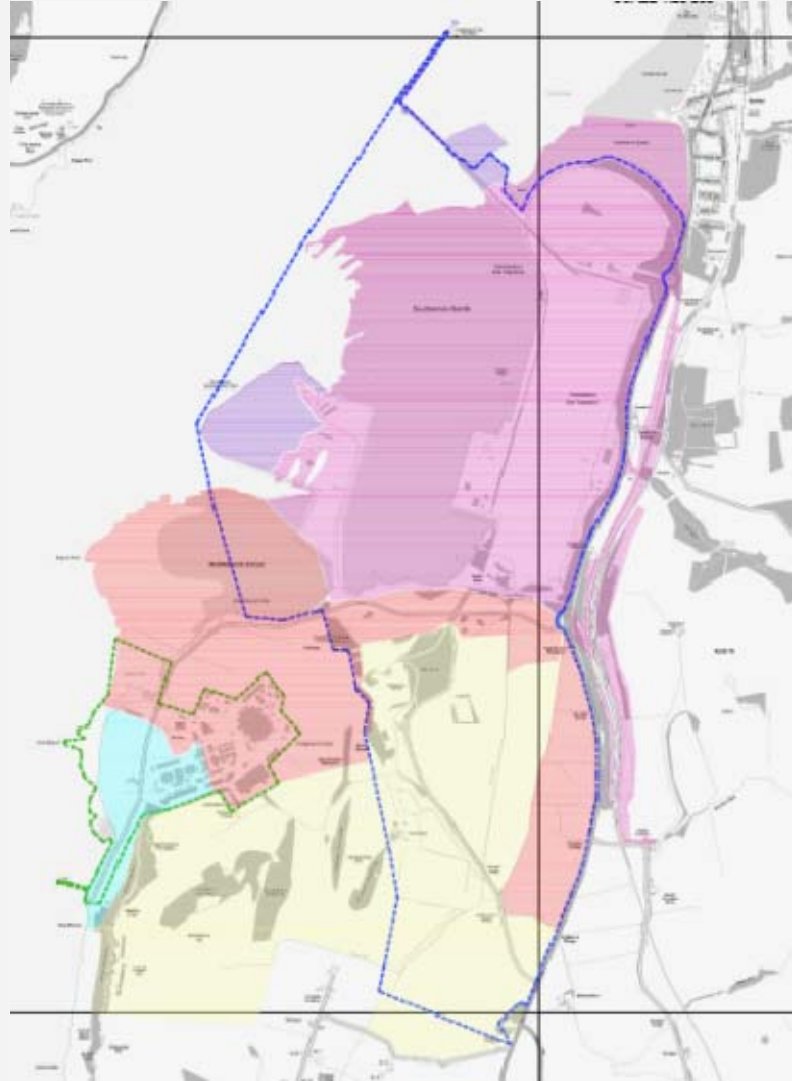
National Planning Framework 3 - National Developments Proposal Form	
Proposer	North Ayrshire Council
Contact details	David Hammond Team Manager (Development Plans) Planning Services Cunninghame House Irvine KA12 8EE 01294 324764
Date	28 th August 2013
Title of development	Hunterston Energy Hub
Elements to be covered by national development status (list)	<ol style="list-style-type: none"> 1. Offshore renewables (wind, wave, tidal) manufacture assembly, operations and maintenance; 2. Maritime decommissioning associated with defunct oil and gas platforms; 3. Extended and/or new nuclear power production; 4. Biomass bulk handling; 5. Extended and/or new nuclear power production; 6. Onshore infrastructure for sub-sea electricity transmission; and 7. Energy Skills Academy.
Fit with criteria and statement of more than regional importance (guide - 500 words)	<p>The scale of potential development at Hunterston associated with power generation is of national significance.</p> <p>The site is required to play an essential role in delivery at a national level of offshore (wind, wave and tidal) renewable infrastructure. There is also scope for biomass bulk handling of national scale, and the Council believes that Hunterston is the best placed Scottish west coast port for decommissioning of redundant oil and gas platforms.</p> <p>The operating license for Hunterston B nuclear power station has recently been extended to 2023, and the Council believes that consideration of further extension, subject to financial, technical and safety feasibility, is likely to be essential given the scheduled 'switch off' of several major energy generating facilities nationally in 2023. A new nuclear power station could also be accommodated at Hunterston.</p> <p>The elements covered by the proposed designation would help to</p>

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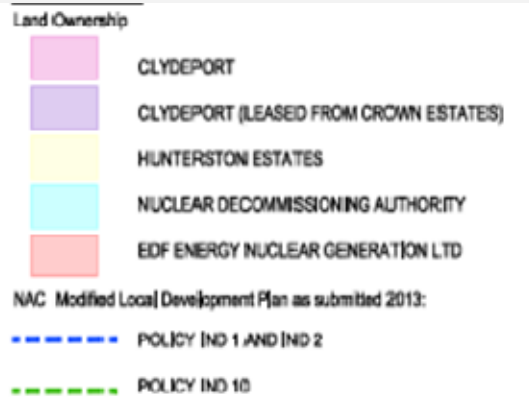
	<p>achieve reduction of emissions by 2050 and achieve the Scottish Government's ambitious renewable energy targets by providing the necessary manufacturing and assembly infrastructure to deliver clean renewable energy. Provision of the facilities required to deliver clean energy would also help to mitigate the effects of climate change.</p> <p>There is a recognised renewable energy sector skills gap in Scotland. The existing skills available at Hunterston (i.e. engineering), the three offshore test turbines, as well as the scope for significant energy based development, makes Hunterston ideally placed as a skills development centre. This would be in partnership with operators and education institutions.</p> <p>The improvements to utility infrastructure networks that the elements proposed would provide are self evident.</p> <p>The above National Development elements have the scope to create or retain well over 1,300 jobs. Given that North Ayrshire has an unemployment rate almost double that of the Scottish average, designation as a National Development at Hunterston for an 'Energy Hub' would help raise the profile of the Hunterston site further and assist in stimulating much needed investment in the North Ayrshire area.</p> <p>In light of the above, the proposal for continued National Development designation for Hunterston, on revised terms, clearly meets five of the eight optional criteria set by Scottish Government for candidate National Developments.</p>
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Location
(description,
map
reference, or
map)



KEY:



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<p>Public Engagement to date (guide - 100 words)</p>	<p>The proposed elements to be covered by National Development status are evidenced within the Hunterston Competitive Advantage Study (HCAS), commissioned by the Council, Clydeport and Irvine Bay Regeneration Company.</p> <p>Engagement with a variety of stakeholders was integral to this study and included community councils, Scottish Development International, and Scottish Enterprise.</p>
<p>Environmental Study / Assessment available? (yes / no)</p>	<p>The HCAS consider environmental impacts for each of the potential uses for the Hunterston site that were assessed (although this did not constitute a Strategic Environmental Assessment).</p>
<p><i>If yes, what significant effects were identified</i></p>	<p>Significant effects would be identified through the Scottish Government's Strategic Environmental Assessment of National Developments.</p>
<p>Delivery timescale</p>	<p>0-10yrs+</p>
<p>Development lifespan</p>	<p>25yrs+</p>
<p>Consents required</p>	<p>Could include any or all of the following: planning permission, building warrant, roads construction consent, Health and Safety Executive licensing, Scottish Environment Protection Agency licensing, Office of Nuclear Regulation licensing, Section 36 permission.</p>
<p>Visual representation of the development available? <i>If yes, please</i></p>	<p>An indicative land use configuration plan is shown below. Please note that neither extended and/or new nuclear power generation, nor the Energy Skills Academy is shown.</p>

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list and state if provided.

