



Cunninghame House,
Irvine.

18 October 2012

Local Development Plan Committee

You are requested to attend a Special Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **TUESDAY 23 OCTOBER 2012** at **1.00 p.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. Proposed Local Development Plan

Submit report by the Chief Executive on the terms of a request to revisit the decision taken by the Committee in March 2012 in respect of the allocation of land at Lochshore within the proposed Local Development Plan (copy enclosed).

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:

NORTH AYRSHIRE COUNCIL

Agenda Item 2

23 October 2012

Local Development Plan Committee

Subject: **Proposed Local Development Plan**

Purpose: To advise the Committee of the terms of a request to revisit the decision taken by the Committee in March 2012 in respect of the allocation of land at Lochshore within the proposed Local Development Plan.

Recommendation: That the Committee considers the terms of the request and determines what action, if any, should be taken thereon.

1. Introduction

- 1.1 The purpose of this report is to set out the terms of a request received in terms of Standing Order 3, to hold a special meeting of the Local Development Plan Committee.

2. Current Position

- 2.1 At its meeting held on 5 March 2012, the Local Development Plan Committee considered a report by the Solicitor to the Council detailing the representations to the Proposed Local Development Plan and Officers' recommended responses.
- 2.2 Following consideration of the report, and voting on various issues, the Committee agreed (a) to approve the recommended Council response to the second and final tranche of representations for submission to the Scottish Government at a later date, subject to (i) the deletion of the two allocations at Noddsdale Meadow, Largs and Brisbane Glen Road, Largs, pending further investigation being carried out to the satisfaction of the Council; and (ii) the reallocation of the Lochshore site as countryside.
- 2.3 An extract of the Minute of the meeting is appended. Also attached is the original covering report considered by the Committee in March, together with Appendix 3 which related to housing representations.

- 2.4 At its meeting on 14 August 2012, the Committee considered a report in relation to Noddsdale Meadow, Largs and Brisbane Glen Road, Largs. The Committee agreed not to reinstate these sites into the Modified Plan as Policy RES 2: Additional Housing Sites. At the same meeting the Committee agreed to approve the revised Development Plan Scheme as set out in the report.
- 2.5 On 12 October 2012, the Chief Executive received a request, submitted in terms of Standing Order 3, to convene a special meeting of the Committee to reconsider the part of the decision taken in March in relation to Lochshore.
- 2.6 The request, which is signed by 11 Members, expresses concern about the impact of the decision on the economic development in the Garnock Valley and on the site selection for the proposed Garnock Campus.
- 2.7 The requesters "wish the Council to reconsider the draft Local Development Plan to restore the housing allocation to North Lochshore in line with RES 9 and to seek to re-engage with Scottish Enterprise in developing a Master plan for the economic development and regeneration of the Garnock Valley."

3. Proposals

- 3.1 It is proposed that the Committee considers the terms of the request and determines what action, if any, should be taken thereon.

4. Implications

Financial Implications

- 4.1 None arising from this report.

Human Resource Implications

- 4.2 None arising from this report.

Legal Implications

- 4.3 None arising from this report.

Equality Implications

- 4.4 None arising from this report.

Environmental Implications

- 4.5 None arising from this report.

Implications for Key Priorities

- 4.6 None arising from this report.

5. Consultations

- 5.1 The Solicitor to the Council has been consulted on the terms of this report.

6. Conclusion

- 6.1 The Committee is invited to consider the request.

ELMA MURRAY
Chief Executive

Reference : MMcK

For further information please contact Martyn McKeown, Committee Services Manager on 01294 324130

Background Papers

Request signed by Members.

Extract of Minute of Local Development Plan Committee Meeting held on 5 March 2012

4. Proposed Local Development Plan (LDP): Representations

Submitted report by the Solicitor to the Council detailing the representations to the Proposed LDP and Officers' recommended response.

Following the publication of the Proposed LDP in April 2011, a consultation period followed during which some 1,600 representations were received. Representations have been broken down into individual comments which were then grouped into 'issues' of which there are 70 in total. Issues dealt with in the report were:

- Scale of housing land requirement;
- Distribution of the housing land requirement;
- Objections to housing sites allocated in the Proposed LDP (Appendices 1-5);
- Objections to non inclusions of housing sites in the Proposed LDP (Appendices 1-5);
- Comments on the various housing policies in the Proposed LDP (Appendix 6)

The Committee was given a brief presentation on the issues highlighted. Members asked questions, and received clarification, in respect of the following areas:

- Concerns in respect of flood risk at housing allocations at Noddsdale Meadow, Largs and Brisbane Glen Road, Largs, as well as road bridge access arrangements for the Noddsdale Meadow, Largs site;
- The inclusion, or otherwise, of sites at Drakemyre, and Wingfaulds Avenue, Dalry within the Plan;
- Concerns in respect of the viability of a Lochshore, Kilbirnie allocation, as a large scale regeneration opportunity in the Proposed LDP and the potential to re-allocate this area;
- the preparation of a development brief for Auldlea Road given the potential impact on the road network.

Councillor Hill, seconded by Councillor Gallagher, moved that the Committee agree to delete the two allocations Noddsdale Meadow, Largs and Brisbane Glen Road, Largs, pending further investigation on flood risk and the potential for a new bridge being carried out to the satisfaction of the Council. On a division, a majority of Members (11) voted for the motion which was declared carried.

Following discussion, Councillor Dickson, seconded by Councillor R. Barr, moved that the Committee agree to reallocate the Lochshore site as countryside or recreational land. On a division there voted for the motion 13, and against the motion 6, and accordingly the motion was declared carried.

On a point of information, Councillor Gallagher requested clarification on Councillor Hill's earlier motion in respect of Noddsdale Meadow, Largs and Brisbane Glen Road, Largs. His understanding was that the sites were to remain in the Plan pending further investigation. The Chair advised the motion was that the sites be removed pending further investigation.

The Chair sought clarification on whether any objections had been conceded. The Team Manager (Development Plans) advised that a later report set out some non significant changes to the Plan in mitigation of some objections. It was also highlighted that the new planning system is designed to be more front loaded, with early discussion with communities and stakeholders and that the Proposed Plan published last April was supposed to be the Council's settled view.

Accordingly the Committee agreed (a) to approve the recommended Council response to the second and final tranche of representations for submission to the Scottish Government at a later date, subject to (i) the deletion of the two allocations at Noddsdale Meadow, Largs and Brisbane Glen Road, Largs, pending further investigation being carried out to the satisfaction of the Council; and (ii) the reallocation of the Lochshore site as countryside.

NORTH Ayrshire Council
Agenda Item 4
5 March 2012
Local Development Plan Committee

Subject:	Proposed Local Development Plan: Representations
Purpose:	To provide the Committee with details of the second and final tranche of representations to the Proposed LDP and Officers' recommended response.
Recommendation:	That the Committee agrees the recommended Council response to the second and final tranche of representations for submission to the Scottish Government at a later date.

1. Introduction

1.1 Subsequent to Proposed LDP publication in April 2011, a consultation period followed during which some 1,600 representations (comments in support or in objection) to the Plan were received. These representations have been available for viewing by Members since last August. All representations have now been broken down into individual comments which were then grouped into 'issues' of which there are 70 in total. In responding to representations, the Council is required to use a template specified by the Scottish Government, which is known as a 'Schedule 4 Form'. A different Schedule 4 Form is used for each issue, rather than a form for each individual representation. The Schedule 4 Form contains:

- A description of the issue being dealt with;
- A list of all the representations which make comments pertaining to that issue;
- Summaries of all of those comments;
- The modifications to the Plan sought by objectors;
- The Council's response to comments raised; and
- Space for the Reporter to insert conclusions and any recommendations.

- 1.2 The first tranche of issues were presented to LDP Committee on 1st December 2011. The recommended Council response to these issues was approved by Members (with the exception of the A737 Bypass issue, see separate agenda item). The second and final tranche of issues is presented to Members for approval within this paper and within other agenda items dealing with Hunterston and outstanding transport issues.
- 1.3 Officers conducted a series of pre-meetings with Members prior to this Committee in order to take Members through the issues being presented and Officers' recommended response. Comments raised during these sessions have been incorporated where appropriate.
- 1.4 Issues dealt with in this paper are:
- The scale of the housing land requirement;
 - The distribution of the housing land requirement;
 - Objections to housing sites allocated in the Proposed LDP (Appendices 1-5);
 - Objections to non inclusions of housing sites in the Proposed LDP (Appendices 1-5);
 - Comments on the various housing policies in the Proposed LDP (Appendix 6)

2. Current Position

Objection: The Scale of the Housing Land Requirement

- 2.1 **Background:** In preparing a Local Development Plan, the planning authority is required to calculate future housing need through a 'Housing Need and Demand Assessment' (HNDA). The conclusions of this assessment, which follows a methodology prescribed by Scottish Government, are informed by factors such as statistical growth projections, turnover of housing stock and housing affordability analysis. The housing requirement is calculated with reference to the HNDA and the Plan must meet this requirement with housing land allocations providing a generous housing land supply.

2.2 The housing requirement for the LDP was calculated to be 7,520 housing units to 2025. Sites in the existing housing land supply (undeveloped allocations from the previous Plan, sites with planning permission, sites with agreed residential potential) were deducted from this figure. The net housing requirement, to be met through new housing allocations in the Proposed LDP, was calculated to be 4,520 housing units reflecting a generous housing land supply as required by Scottish Government. Sites to meet this requirement were selected from those opportunities presented during a previous stage of the Plan preparation process and were identified as residential allocations in the Proposed LDP.

2.3 **Nature of Objections:** Over 300 individuals and groups have objected to the scale of the housing requirement. Some comment that the scale of the housing requirement is too high, given the amount of properties available for sale, level of undeveloped sites etc. These comments are generally from individuals who reside adjacent to a proposed new housing site. Others, such as developers and planning consultants, have commented that the scale of the housing requirement is too low, that it does not reflect a generous housing land supply and have submitted detailed technical analysis of the housing land requirement to evidence their assertions.

2.4 **Response:** The housing land requirement has been calculated in line with Scottish Government policy and should not be adjusted. The main component of the HNDA on which the requirement is based has received 'robust and credible' status which means that the scope of the HNDA should not be revisited by the Reporter during the Examination. The housing land requirement is based on an average past completion rate which is used in the HNDA and which is projected to generate a surplus of market housing in the future. This demonstrates that the housing land supply to meet this requirement is generous. No change to the Plan is recommended.

Objection: The Distribution of the Housing Land Requirement

2.5 **Background:** Once the scale of the housing land requirement is established, the planning authority must consider how to distribute this across the Council area. North Ayrshire as a whole is a housing market area and has five distinct 'sub housing market areas'. These are (i) Irvine & Kilwinning, (ii) 3 Towns, (iii) Garnock Valley, (iv) North Coast and (v) Arran. The decision was taken to distribute the housing land requirement across these five sub areas based on past completion rates, but to redirect some of the requirement for the North Coast to the Garnock Valley. This was on the basis of environmental and infrastructure constraints in the North Coast, and because the HNDA identified a major shortfall in market housing in the Garnock Valley. The Plan also merged the Irvine & Kilwinning and 3 Towns sub housing market areas.

2.6 **Nature of Objections:** Over 250 individuals and groups have objected to the distribution of the housing requirement. The main focus of these objections is to the reduction of the requirement in the North Coast and the redirection of that reduction to the Garnock Valley as inappropriate as well as the combining of the Irvine & Kilwinning and 3 Towns sub housing market areas.

2.7 **Response:** The recommended response is that these decisions have justification from national policy which states that a requirement can be redirected to another area where there are serious environmental or infrastructure constraints and that development can be directed to particular locations to try and achieve desired outcomes. The Irvine & Kilwinning and 3 Towns sub housing market areas were joined in order to allow the substantial brownfield land opportunities in Irvine and Kilwinning to soak up some of the housing demand emerging from the 3 Towns. No change to the Plan is recommended.

Objections to Allocated Sites/Objections to Non Inclusion of Sites

2.8 Details of both the objections to allocated sites and objections to non inclusion of sites along with officers' recommended summary response is set out by sub housing market area in appendices 1-5. No significant changes to housing allocations are proposed.

Housing Policies

2.9 The draft Schedule 4 Form dealing with objections to the individual housing policies is attached at Appendix 6.

Next Steps

2.10 Subject to approval, the responses set out within this report will form the basis of the 'Council Response' within the Schedule 4 Forms for the relevant issues. These will be consolidated with the Schedule 4 Forms presented to Members last December. The next step is collating the Schedule 4 Forms with other necessary information and submitting this to the Scottish Government for Examination by an independent Reporter. This Examination is scheduled to commence in June. The Reporter's findings are binding on the Council and are anticipated to be available in Spring 2013.

3. Proposals

3.1 That the Committee agrees the recommended Council responses to the second and final tranche of representations, as set out in this report and its appendices, as the basis of the response for submission to Scottish Government at a later date.

4. Implications

Financial Implications

- 4.1 Costs for the Examination are accounted for in financial year 2012-2013.

Human Resource Implications

- 4.2 None.

Legal Implications

- 4.3 None.

Equality Implications

- 4.4 None.

Environmental Implications

- 4.5 None.

Implications for Key Priorities

- 4.6 None.

5. Consultations

- 5.1 None.

6. Conclusion

- 6.1 The Committee is requested to approve the suggested responses to the issues raised, as outlined above and in the appendices to this report, as the basis for the 'Council Response' to remaining representations.

A handwritten signature in black ink, appearing to read 'Ian T. Mackay', with a stylized flourish at the end.

IAN T MACKAY
Solicitor to the Council

Reference :

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

Background Papers

1. Proposed Plan representations

Appendix 3

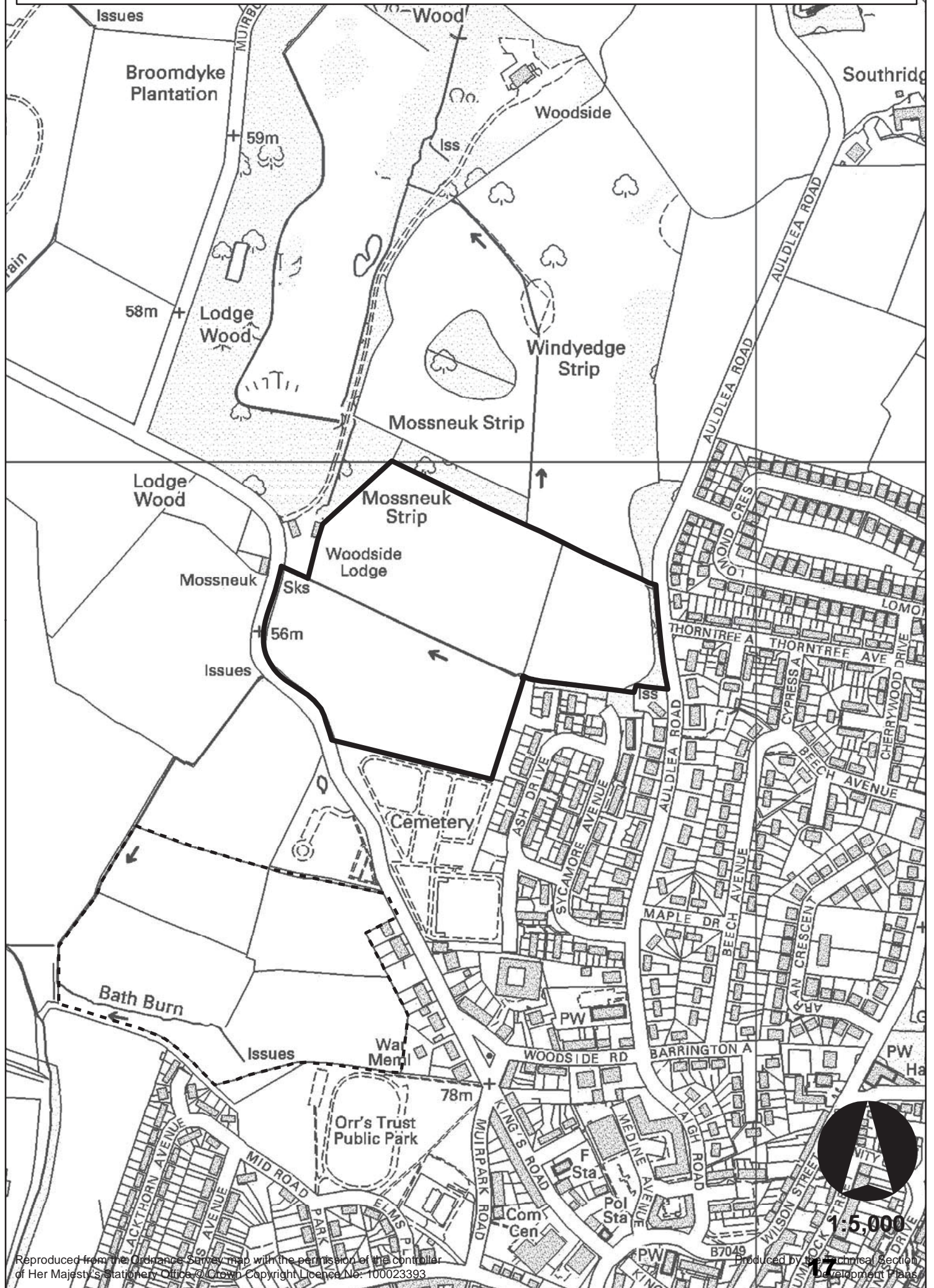
Garnock Valley Housing Representations

Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
38	Auldale Road, Beith	268 in objection 1 in support	<ol style="list-style-type: none"> Other sites in and around Beith are more suitable. Loss of amenity for existing residents. Landscape impact. Impact on the road network (congestion, safety). 	<ol style="list-style-type: none"> None of the other sites suggested were promoted at MIR stage. Most are to the east of A737 which currently acts as a defensible boundary. Amenity concerns can be addressed through a development brief and at application stage. The site was identified in the ENTEC Assessment as suitable for development in landscape terms. IDS (Roads) Services have been consulted on the proposals and advise that transport issues are not insurmountable and can be dealt with at application stage. 	Retain in Plan

ISSUE No. 38 - BEITH - AULDLEA ROAD

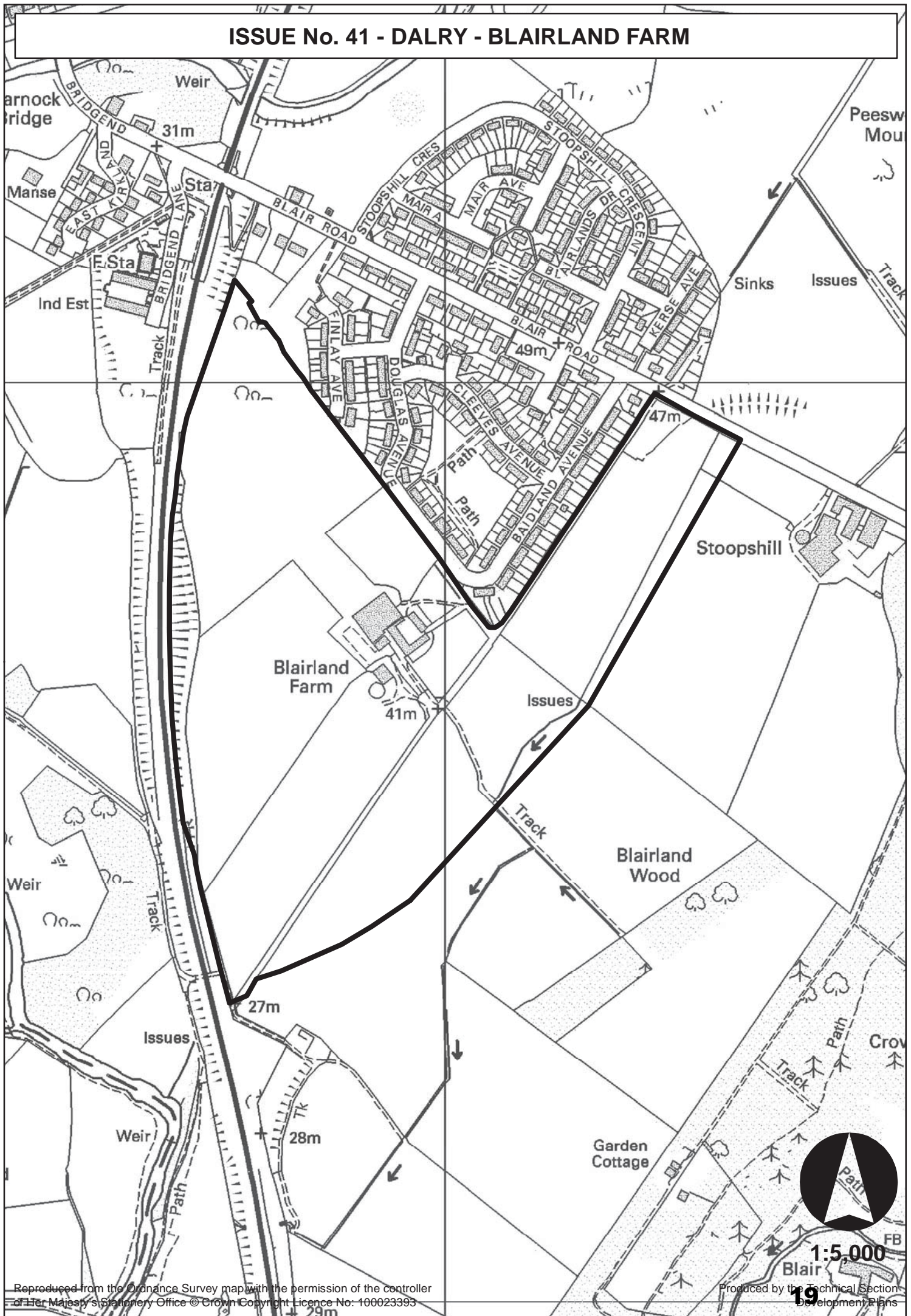


Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
41	Blairland Farm, Dalry	3 in objection 2 in support	<ol style="list-style-type: none"> 1. The capacity of the site is too high. 2. Development on the site would be an adverse impact on the viability of an operational farming unit. 	<ol style="list-style-type: none"> 1. The capacity for the site has been confirmed and supported by the developer, Dawn Homes. 2. The site is 'good' quality agricultural land rather than 'prime'. The need for the development is considered to outweigh the loss of the agricultural land. The representees have not evidenced their assertions regarding the impact on the viability of the existing farm operation- the site is part of a larger farm. 	Retain in Plan

ISSUE No. 41 - DALRY - BLAIRLAND FARM

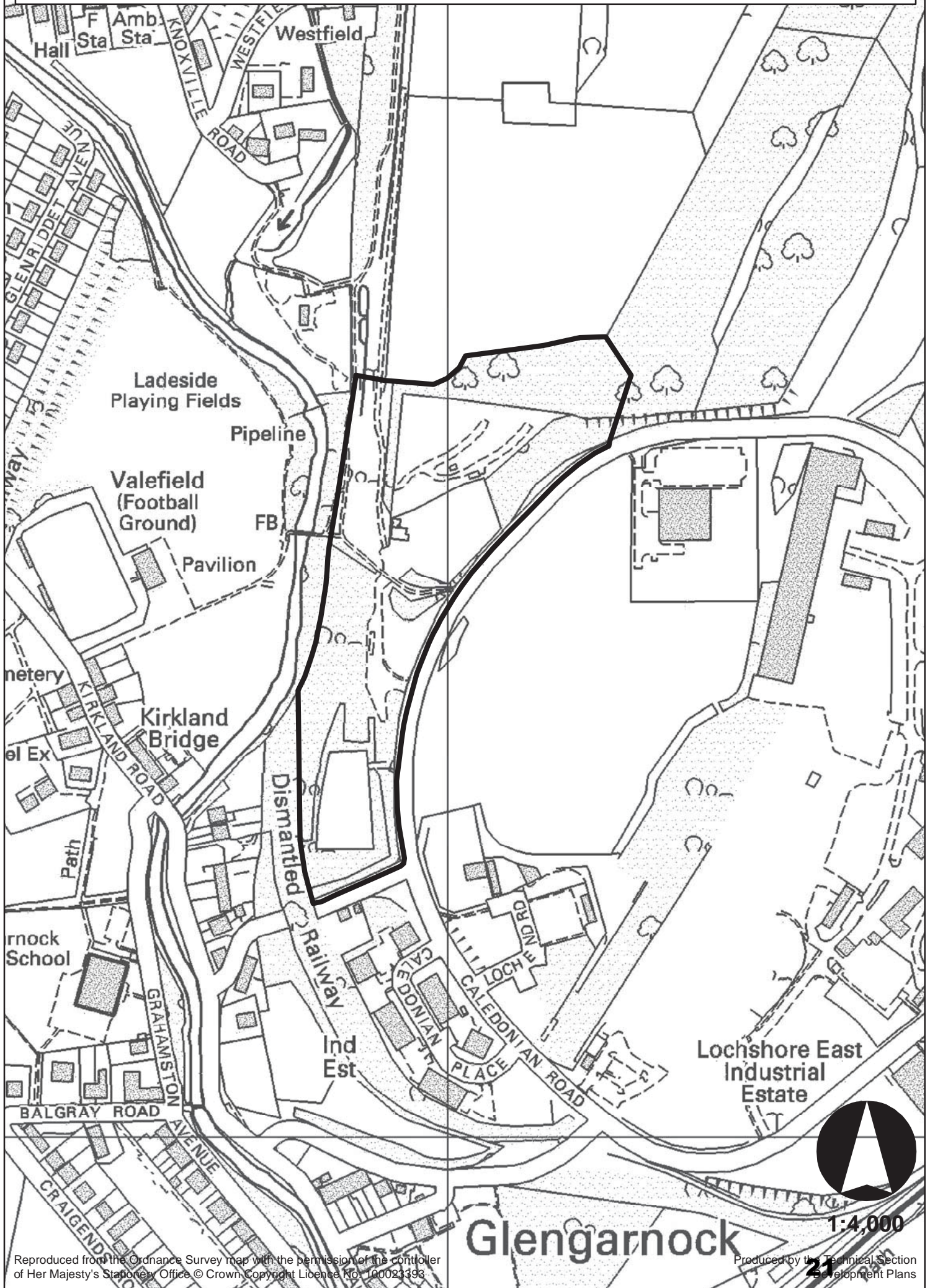


Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
44	Garnock View, Glengarnock	3 in objection 1 in support	<ol style="list-style-type: none"> 1. The capacity of the site is underestimated and not in the control of a house builder. 2. There is little prospect for development due to multiple ownerships. 3. Substantial public funding and private investment is required to enable the release of sites. 	<ol style="list-style-type: none"> 1. The capacity is indicative only. The site does not need to be in control of a house builder to be allocated and considered as an effective site. 2. The representee has confirmed the site is in single ownership. 3. The Lochshore masterplan area is recognised as a comprehensive mixed use regeneration project. A requirement for significant investment is not unusual for a project of such scale. 	Retain in Plan

ISSUE No. 44 - GLENGARNOCK - GARNOCK VIEW



Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
45	Lochshore, Glengarnock	4 in objection 2 in support	<ol style="list-style-type: none"> 1. The capacity of the proposed site is speculative and optimistic, requiring it to be reduced. 2. Alternative land is available for redevelopment opposed to the release of this greenfield site. 3. An area of the allocation is within the 'Sensitive Landscape Area' of Clyde Muirshiel Regional Park. 	<ol style="list-style-type: none"> 1. The capacity of the site is required to cross fund a comprehensive regeneration opportunity. 2. The allocation is inherited from the existing plan. Regeneration of the site is contingent on a sufficient housing release to remediate the significant contamination on the site. 3. Clyde Muirshiel Regional Park have expressed support for the proposal. 	Retain in Plan

ISSUE No. 45 - GLENGARNOCK - LOCHSHORE



Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
47	West Bankside, Kilbirnie	164 in objection 1 in support	<ol style="list-style-type: none"> Potential option for new school campus which, if pursued, will leave a housing shortfall. The site does not represent the provision of range in size, location and type for the area, when considered in addition to the Garnock Academy site. Development of the site will lead to negative landscape impact and loss. 	<ol style="list-style-type: none"> The Plan states that if the replacement campus is developed on a residential allocation the housing shortfall will be addressed. West Bankside and Garnock Academy provide brownfield and greenfield site options and in combination with other sites in the Garnock Valley area offer a range of choice in the supply. A requirement for substantial structure planning will mitigate landscape impact. The loss of agricultural land is considered to be acceptable given the other reasons for allocating the site- i.e. proximity to town centre, provision of range and choice in the housing supply. 	Retain in Plan

ISSUE No. 47 - KILBIRNIE - WEST BANKSIDE

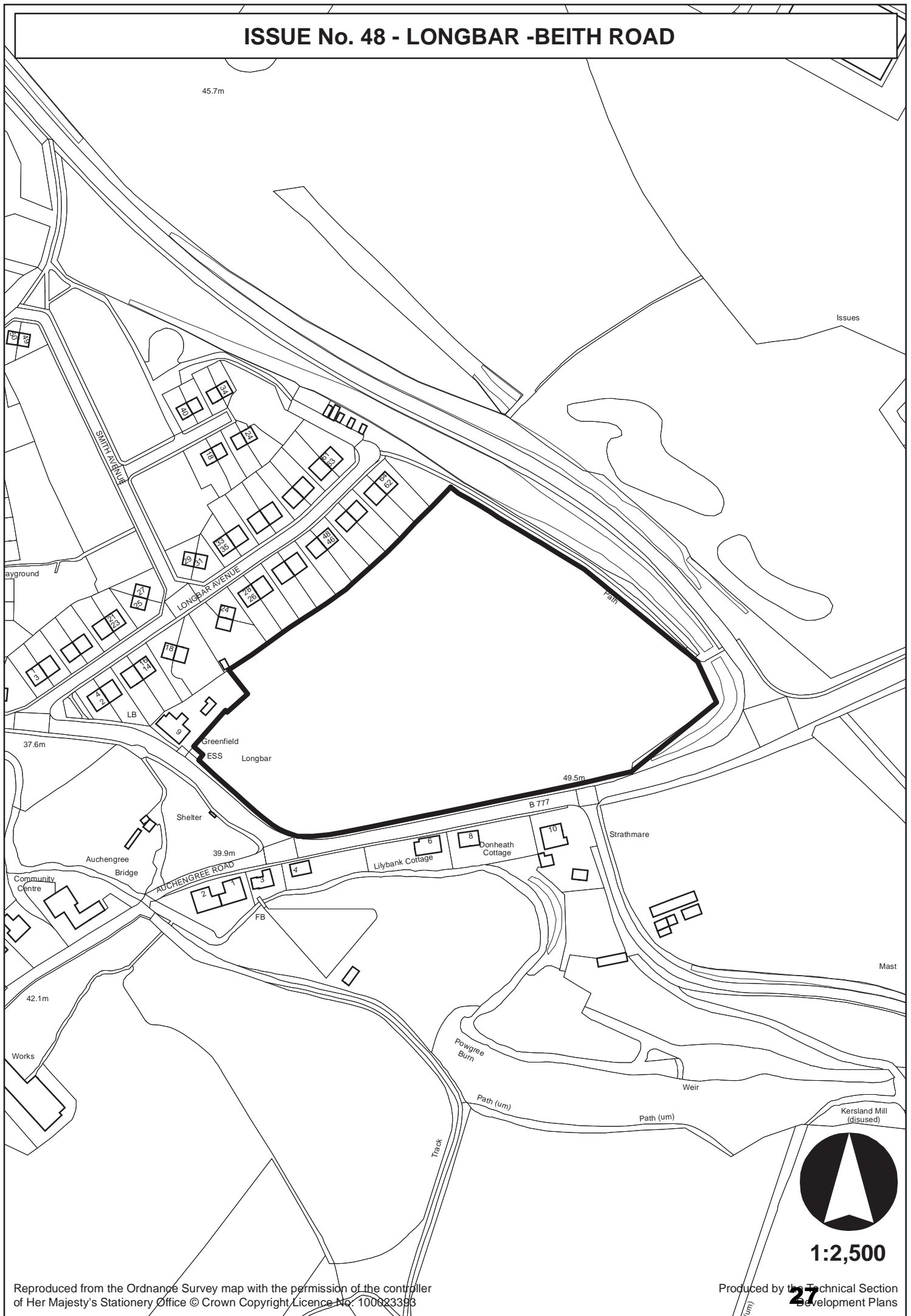


Garnock Valley Sub Housing Market Area

Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
48	Beith Road, Longbar	3 in objection 1 in support	<ol style="list-style-type: none"> 1. Allocation results in loss of open space, increasing pressure to develop land to the east. 2. Site is contrary to the Council's Landscape Assessment. The Crawfield, Glengarnock, site would be more appropriate. 	<ol style="list-style-type: none"> 1. The allocation provides a rounding off of Longbar and has defensible boundaries with the B737 bounding the site. 2. Neither this site nor the Crawfield site was identified by the ENTEC Assessment as having capacity for development. However, the ability of this site to contribute to range and choice in the housing land supply in terms of its location and smaller size merited its inclusion. The site rounds off the settlement of Longbar. 	Retain in Plan

ISSUE No. 48 - LONGBAR -BEITH ROAD

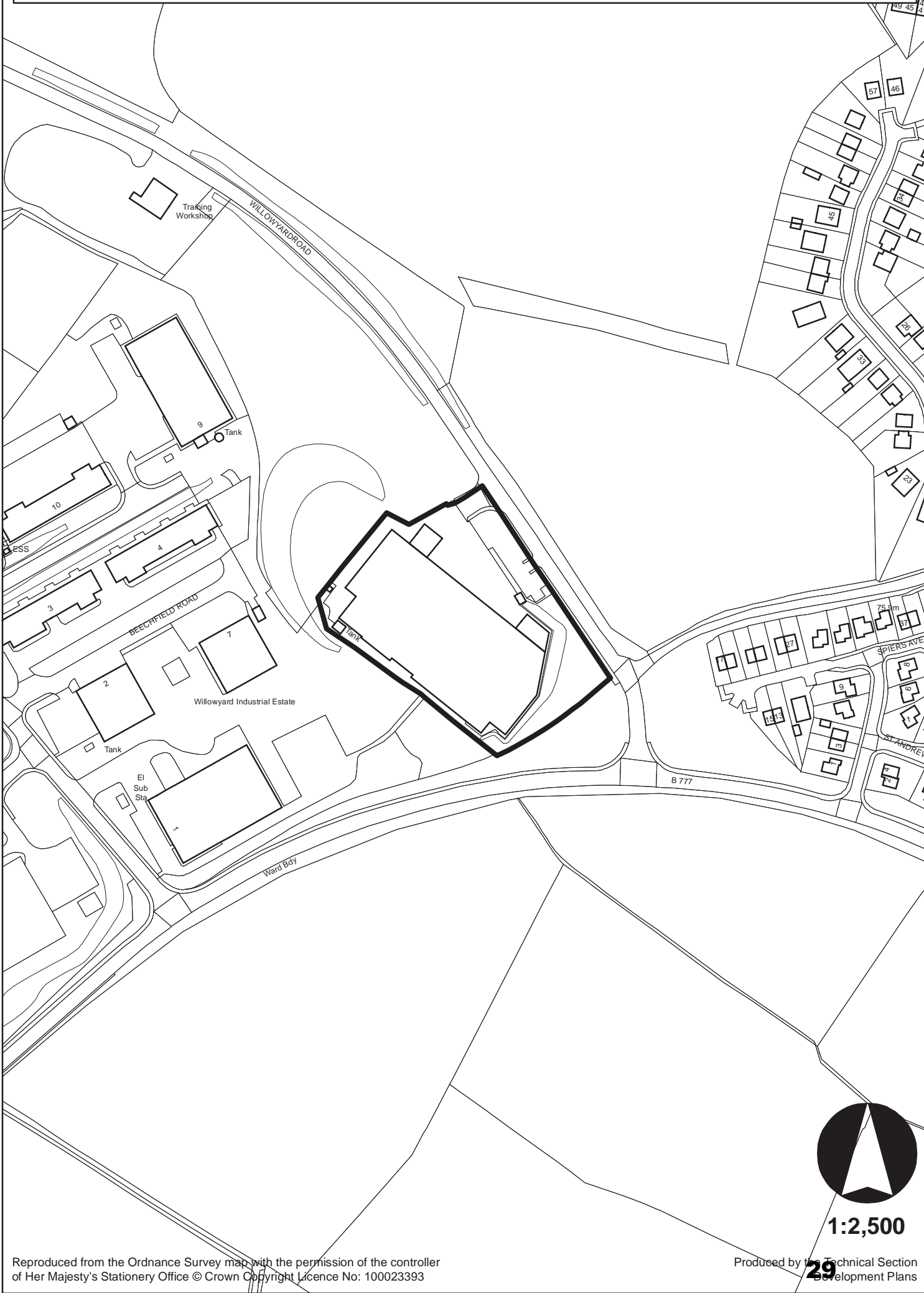


Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
39	Willowyard, Beith	McInally Associates obo M. Roulston	<ol style="list-style-type: none"> 1. The site is currently disused and therefore, considered as surplus employment land. 2. Offers a sustainable location for new development. 3. Would create new employment opportunities through regeneration. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. The buildings appear to be in use. 2. Mixed use development would be inappropriate as it would not integrate well with the existing industrial development and surrounding settlement. 3. There is no evidence to demonstrate how funding from enabling housing development would be used to regenerate the site. 	Dismiss objection

ISSUE No. 39 - BEITH - WILLOWYARD

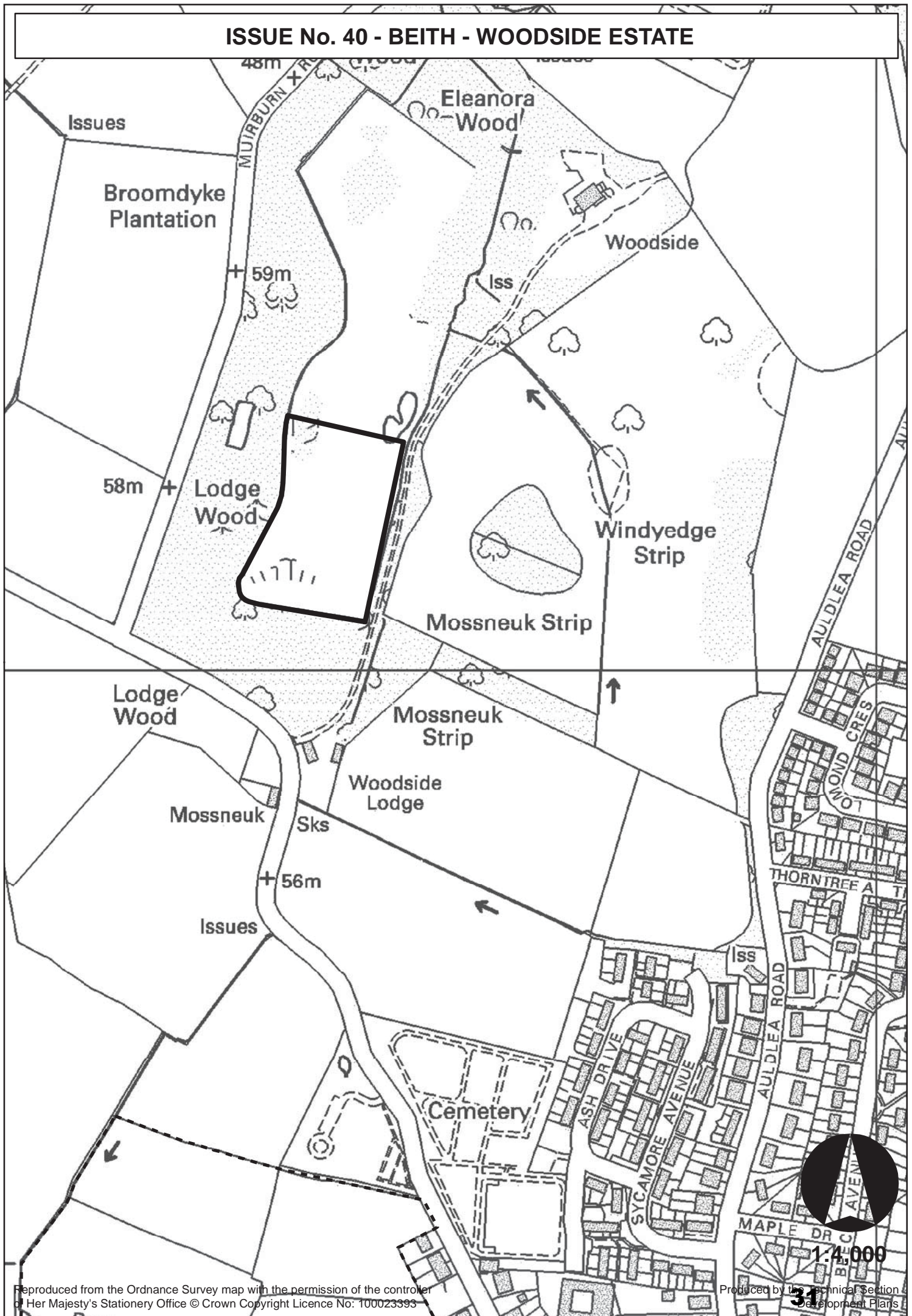


Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
40	Woodside Estate, Beith	Alliance Planning obo Manor Kingdom Homes.	<ol style="list-style-type: none"> 1. Site reflects a sensible extension to allocated site at Auldlea Rd. 2. Extant planning permission exists for residential development on the site. 3. There would be no negative impact upon the Grade 'A' listed building on site. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. The two sites are completely separate. Development at Auldlea Rd will include the requirement to provide planting / screening to ensure separation from Woodside Estate. 2. The original consent was explicitly for the minimum level of enabling development required for Woodside House. That consent should not set a precedent for unrestricted housing development on the site. 3. The proposed increased density of the development would conflict with a previous appeal decision which stated that the level of development should be the minimum necessary to secure the restoration of Woodside House. 	Dismiss objection

ISSUE No. 40 - BEITH - WOODSIDE ESTATE

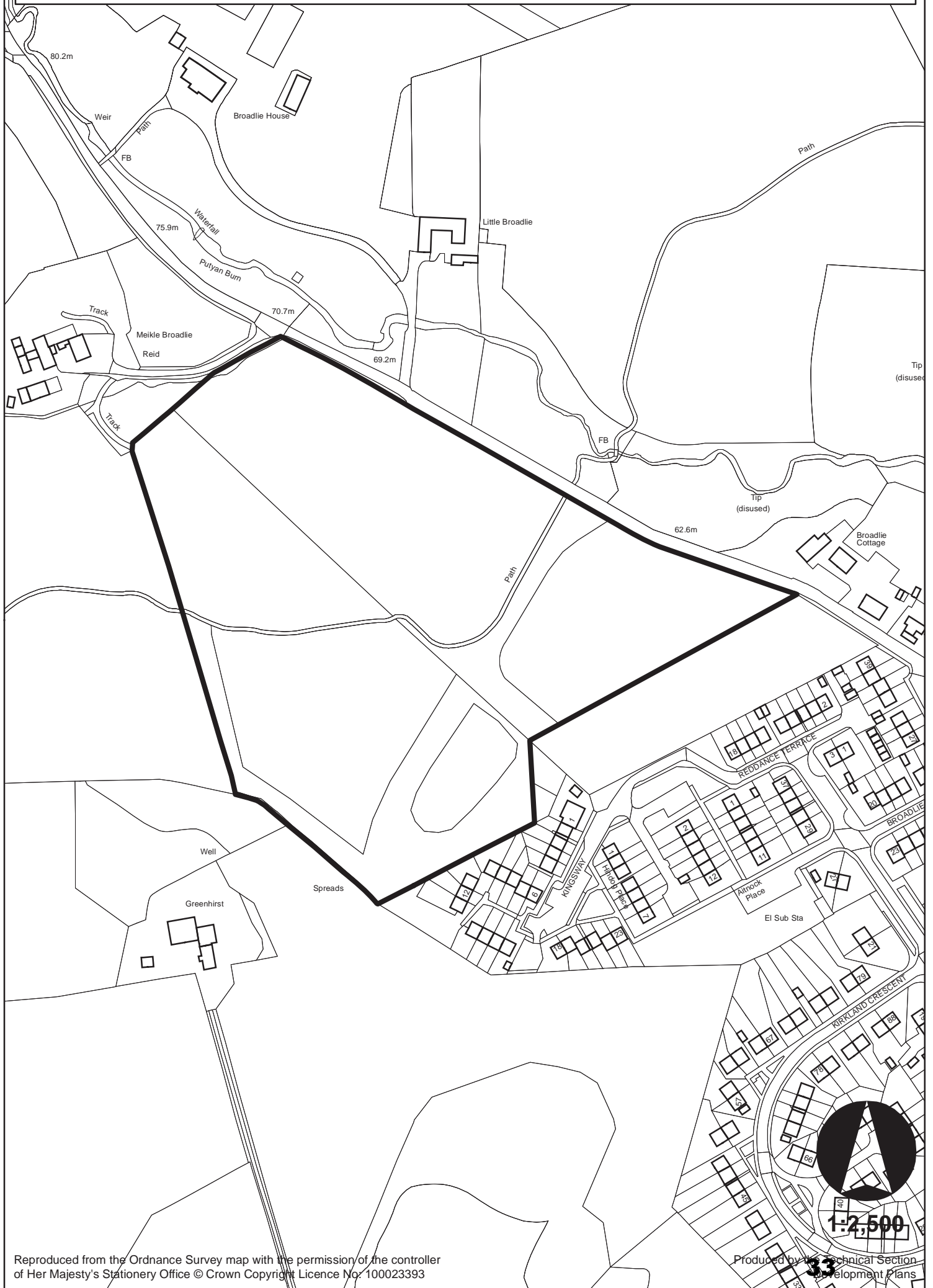


Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
42	Wingfaulds Avenue, Dalry	Keppie Planning obo P.Connolly	<ol style="list-style-type: none"> 1. Site presents a natural extension to Dalry. 2. Opportunity for sustainable development within an attractive landscape setting. 3. Site is well served by existing road networks. 4. Would provide range and choice in the supply. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. The site currently plays a key role in providing a defined green edge and context for Dalry. 2. Development would result in the loss of an area that has been recently planted and which provides context and setting for the settlement. 3. Substantial upgrading of road network would be required, detracting from the urban to rural transition currently in place. 4. Sufficient range and choice in the housing land supply has already been provided. 	Dismiss objection

ISSUE No. 42 - DALRY - WINGFAULDS AVENUE

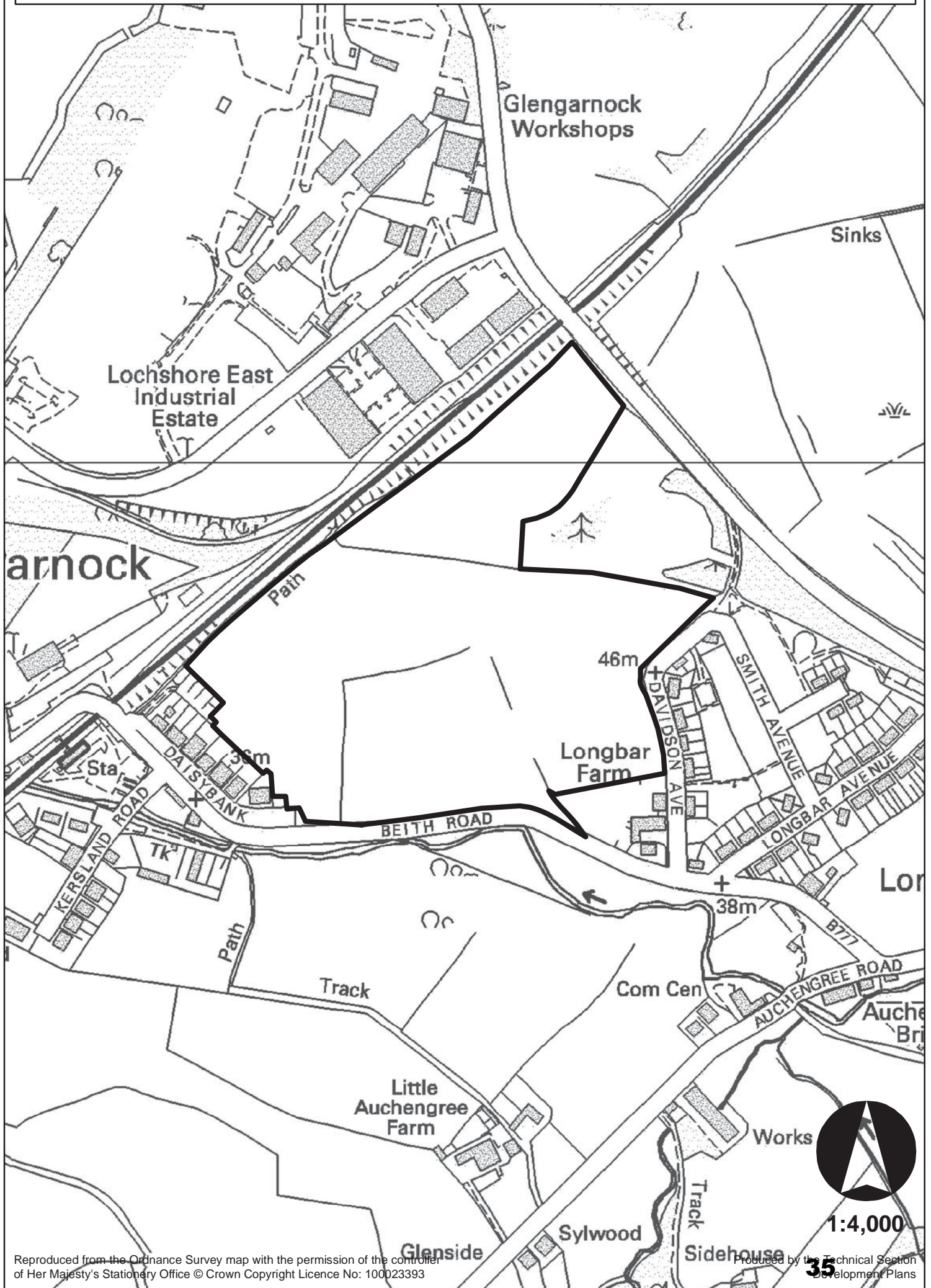


Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
43	Crawfield, Glengarnock	Banks Group	<ol style="list-style-type: none"> 1. Site presents the most sustainable location within the area due to its proximity to rail links. 2. Location is already urban in nature and would consolidate Longbar with Glengarnock. 3. Presents the opportunity to meet housing shortfall due to allocation of new school campus. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. Selection of new housing allocations was determined by numerous factors- not just proximity to public transport links. 2. Site has challenging topography and does not provide the same perception as a 'gap site' such as Beith Road, Longbar. 3. The site for the replacement campus has not been determined. Thus, an alternative site to satisfy any shortfall is not necessary at this time. 	Dismiss objection

ISSUE No. 43 - GLENGARNOCK - CRAWFIELD

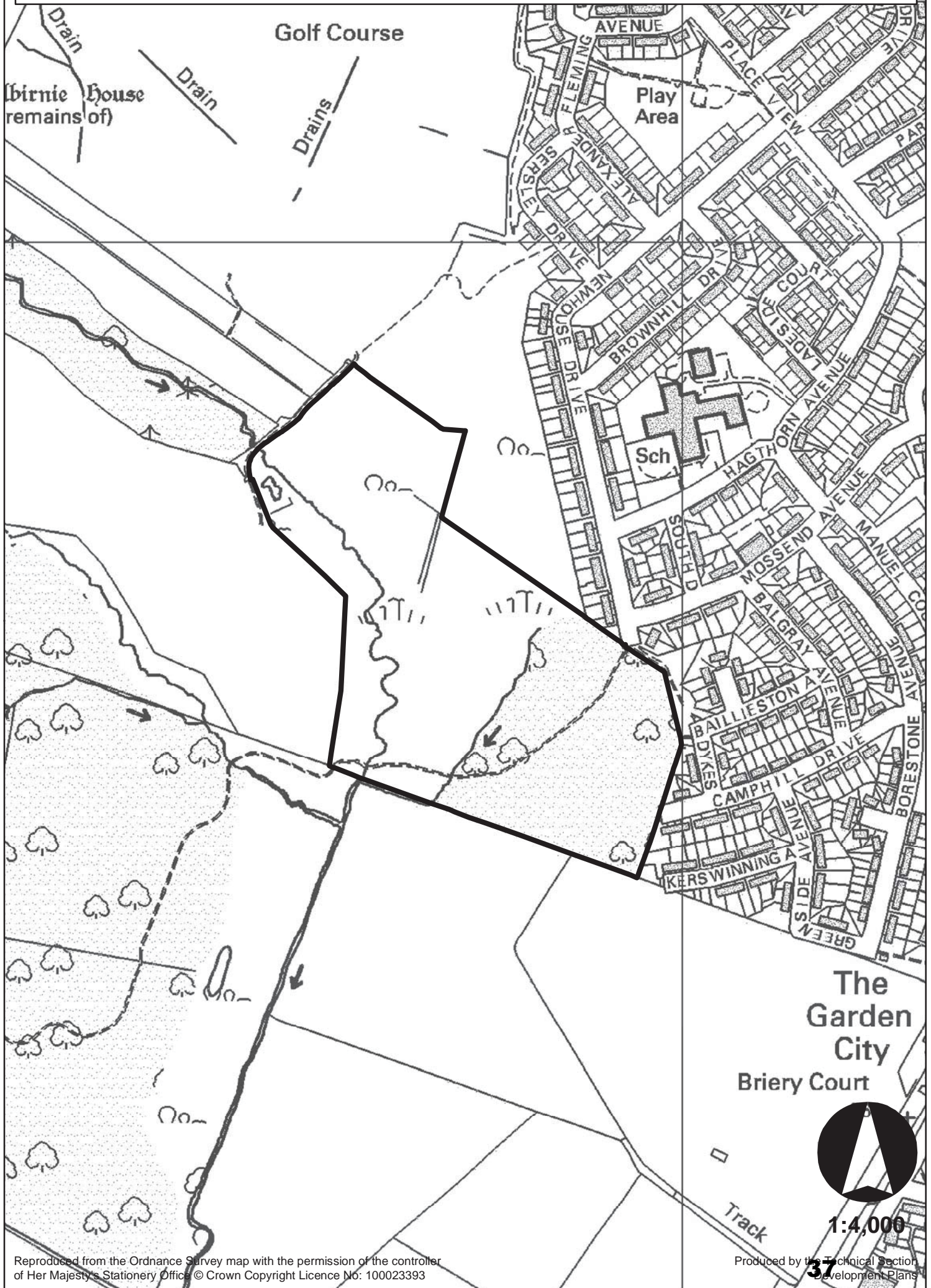


Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
46	South of Kilbirnie Place Golf Club, Kilbirnie	Keppie Planning obo D.Connolly	<ol style="list-style-type: none"> 1. Offers natural extension to Kilbirnie within an attractive landscape. 2. Site presents a sustainable location for housing development. 3. Would provide range and choice in the supply. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. Development of the site would result in an incongruous settlement boundary with a loss of landscape resource. 2. Lack of proximity to the town centre offers reduced potential for regeneration benefits. 3. Sufficient range and choice in the housing land supply has already been provided. 	Dismiss objection

ISSUE No. 46 - KILBIRNIE - SOUTH OF KILBIRNIE PLACE GOLF CLUB



Garnock Valley Sub Housing Market Area

Non Allocated Sites

Reference	Site	Representee	Summary of Representation	Summary of Council Response	Recommendation
47	West Bankside, Kilbirnie	A. Farningham obo Hermiston Securities Limited	<ol style="list-style-type: none"> 1. The topography of the site allows for additional development without adverse landscape impact. 2. Site presents a sustainable location for housing development, being a natural extension to Kilbirnie 3. Would provide range and choice in the supply. 	<p>The housing requirement has already been met by the allocated sites in the Plan. No further allocations are required.</p> <ol style="list-style-type: none"> 1. The containment of the area offered by the Lowland Hill landscape character type would be compromised. 2. The scale of development proposed would be inappropriate in landscape terms as evidenced by the ENTEC Assessment. 3. Sufficient range and choice in the housing land supply has already been provided. Removal of an existing site to accommodate the extension would reduce range and choice. 	Dismiss objection

ISSUE No. 47 - KILBIRNIE - WEST BANKSIDE



