



**NORTH AYRSHIRE**  
COUNCIL

Cunninghame House,  
Irvine.

27 March 2014

### **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 4 APRIL 2014** 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 28 August 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. Adoption of the North Ayrshire Local Development Plan**

Submit report by the Corporate Director (Development and Environment) on the Reporters' main findings into the examination of the Modified Local Development Plan (As Submitted) and seeking approval to proceed with the adoption of the North Ayrshire Local Development Plan (copy enclosed).

**4. Urgent Items**

Any other items which the Chair considers to be urgent.

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### Local Development Plan Committee

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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  
28 August 2013

**IRVINE, 28 August 2013** - At a Meeting of the Local Development Plan Committee of North Ayrshire Council at 10.00 a.m.

**Present**

Marie Burns, Ronnie McNicol, Robert Barr, John Bell, Matthew Brown, John Bruce, Ian Clarkson, Joe Cullinane, 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, Robert Steel and Joan Sturgeon.

**In Attendance**

E. Murray, Chief Executive; C. Hatton, Corporate Director, K. Yeomans, Head of Service (Development Planning), J. Miller, Senior Manager (Planning, Transportation and Regeneration), M. Strachan, Senior Manager (Business Development), D. Hammond, Team Manager (Development Plans), A. Laurenson, Team Manager (Regeneration) (Development and Environment); R. Arthur, Manager (Information & Culture) (Education and Skills); and D. McCaw, Committee Services Officer (Chief Executive's Service).

**Chair**

Councillor Burns in the Chair.

**Apologies for Absence**

Jean Highgate, Jim Montgomerie, Irene Oldfather, David O'Neill and Donald Reid.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 16.

**2. Minutes**

The accuracy of the Minutes of the meeting held on 17 June 2013 was agreed and the Minutes signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973.

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

Submitted report of 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.

On 17 June 2013, the 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 secured from Government.

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 completed in August 2013 and, following assessment of the findings, it is considered that there is a case for promotion of Hunterston as a National Development on the terms detailed within the proposed response to NPF3 at Appendices 1 and 2 to the report.

There was discussion on the future role for Hunterston and Members were also advised on a site visit which had taken place at the end of March to the decommissioning facility in Shetland and on the rationale and driving force behind the visit.

Councillor McNamara, seconded by Councillor Gallagher, moved that the Committee approve the supplementary consultation response as detailed in the report and appendices.

As an amendment, Councillor Gurney, seconded by Councillor Bruce, moved that the Committee approve the response detailed in the report and appendices, subject to the removal of any reference to 'new nuclear power' in paragraph 2.4 of the report and on pages 19, 24 and 27 of the appendices.

On a division, there voted for the amendment 12 and for the motion 13 and the motion was declared carried.

Accordingly, the Committee agreed to approve the supplementary consultation response as detailed in the report and appendices.

The meeting ended at 10.40 a.m.

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## **NORTH AYRSHIRE COUNCIL**

### **Agenda Item 3**

**4 April 2014**

#### **Local Development Plan Committee**

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**Subject:** **Adoption of the North Ayrshire Local Development Plan**

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**Purpose:** To provide an overview of the Reporters' main findings into the examination of the Modified Local Development Plan (As Submitted) and to secure the Committee's approval to proceed with the adoption of the North Ayrshire Local Development Plan.

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**Recommendation:** That the Committee agrees to (a) note all the modifications to the Modified Local Development Plan (As Submitted) commended by the Scottish Government Reporters at Appendix 1; (b) adopt and publish the plan, incorporating these changes, following Scottish Ministers' approval; and (c) set the date of adoption of the LDP as the date from which the Affordable Housing Policy will apply to qualifying development proposals.

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### **1. Introduction**

- 1.1 The North Ayrshire Local Development Plan (LDP) is the Council's statutory land use document which provides a positive vision of growth for the whole of North Ayrshire. It details the Council's planning policies for promoting new development and conserving our environment.
- 1.2 The Modified Local Development Plan (MLDP) (As Submitted) is the latest version of the draft LDP, and was submitted to Scottish Ministers for 'examination' in February 2013. The examination is the term for the independent assessment of all the representations made in relation to the LDP by independent planning Reporters appointed by Scottish Ministers.

### **2. Current Position**

- 2.1 The examination is now complete, and the Reporters' report was received in March 2014. The report details the Reporters' conclusions and recommendations on each of the unresolved issues. All Members were provided with a summary of the report via email and paper copies of the full report were made available for inspection in the Members' Lounge.

2.2 The full list of recommendations is set out within Appendix 1. Recommendations are a modification to a plan policy or land use allocation, which the Reporters believe are the appropriate response to the issues raised in representations.

2.3 Officers have summarised the key findings of the report as follows.

### **Hunterston**

2.4 National Planning Framework 2 (NPF2) identifies Hunterston as a 'national development', for a clean coal fired power station, container transshipment hub, maritime construction and decommissioning yard, and associated energy and industrial development. In March 2012, the Council decided to delete the provisions relating to power generation from the relevant policy (IND 2) within the draft LDP.

2.5 Changes have since taken place at a national level. The Proposed National Planning Framework 3 (NPF3) was laid before the Scottish Parliament on 24 January 2014. NPF 3 outlines the Scottish Government's current position on Hunterston, identifying this area an energy hub and key port, but not as a national development. The document will supersede NPF 2, following parliamentary approval, which is expected in June 2014.

2.6 Hunterston was the subject of much debate through the LDP process. Some representees sought the reinstatement of the power generation provisions. On the other hand, an extensive number of representees sought the deletion of Hunterston as an industrial allocation for reasons including landscape impact, transport impact, noise and air pollution and the effect on nature conservation.

2.7 The Reporter has not recommended the reinstatement of the power generation provisions deleted by the Council. The Reporter states that, whilst NPF 3 no longer identifies Hunterston as a national development, it does not yet supersede NPF 2. In order to be consistent with NPF 2 and at the same time allow the plan to remain consistent with NPF 3 (once published), it is not possible to be as specific about the types of use for Hunterston as would normally be expected. However, it is reasonable to expect that some form of energy related development will be included, given the identification of Hunterston as an energy hub within NPF 3. The terms of Policy IND 2 should, therefore, reflect this position in a way that will ensure that it continues to be consistent with the National Planning Framework, and specific wording has been provided by the Reporter to that effect.



- 2.8 With regard to the environmental concerns raised by representees, the Reporter states the need to strengthen provision within Policy IND 2 to ensure the environmental sensitivities at this coastal location are properly considered through the development management process. The Reporter also acknowledges there is a need to have a greater emphasis on the potential need for transport improvements within Policy IND2 to mitigate the cumulative impacts of future development at Hunterston. Again, specific wording has been provided by the Reporter.

### **Lawhill Farm, West Kilbride**

- 2.9 Lawhill Farm was a large housing allocation, situated at the eastern edge of West Kilbride. The LDP divides the site into two allocations. The larger site was designated for private market housing with an indicative capacity of 250 houses, whilst the smaller site was identified for affordable housing, with an indicative capacity of 70 houses. Representees requested the site's deletion from the plan, raising concerns which included landscape impact, amenity of existing properties, vehicular access, and loss of prime agricultural land.
- 2.10 The Reporter found that there are likely to be significant environmental consequences from the development of the Lawhill Farm site. The most significant issue is the extension of built development into the countryside and its associated adverse impact on the landscape setting of West Kilbride, as a result of its elevated position. Added to this is the loss of prime or good quality agricultural land.
- 2.11 The Reporter, therefore, commends the Council to modify the MLDP by deleting the Policy RES 2 allocation. The smaller affordable housing allocation is unaffected.

### **Noddsdale Meadow and Brisbane Glen Road, Largs**

- 2.12 Noddsdale Meadow and Brisbane Glen Road, Largs were two new housing sites within the draft LDP, with indicative capacities of 80 and 60 houses, respectively. Following representations raising concerns including potential for flooding, Members deleted these housing sites from the plan. The developer attached to both the sites submitted representations contesting the Council's position, and referred to the detailed flood risk assessment work that they had undertaken.
- 2.13 The Reporter commends reinstatement of both sites into the LDP, as he has found the conclusions of the flood risk assessments to be acceptable. He acknowledged that local concerns remain, but concluded that they are not supported by the results of the assessments. He also stated that residual concerns can be appropriately addressed through the development management process.

## **Lochshore, Glengarnock**

- 2.14 Lochshore was carried forward from the previous local plan into the draft LDP, as Policy RES 9 'Large Scale Regeneration Opportunities'. This policy required a comprehensive mixed use Masterplan to be prepared for the area. Members opted to delete the site and reallocate the ground to countryside, in response to concerns about the viability of the site as a regeneration opportunity and the distortion of the housing land supply in the Garnock Valley.
- 2.15 Scottish Enterprise and others submitted representations seeking reinstatement of the site as a regeneration opportunity.
- 2.16 The Reporter found that there are no environmental, financial or infrastructure constraints precluding Lochshore's allocation under Policy RES 9 on the grounds of viability. The Reporter is convinced that the site is an effective site for housing development in terms of national planning policy. He is also satisfied that Scottish Enterprise's current Masterplan framework, dated March 2012, represents progress with the site. The Reporter, therefore, concludes that the site should be reinstated as a regeneration opportunity.

## **Next Steps**

- 2.17 The Reporters' modifications (see Appendix 1) are legally binding upon the Council as none fall within the circumstances prescribed by planning legislation which allow them to be disregarded. Any departures from the Reporters' recommendations, beyond the limited circumstances, would likely be revoked by a Scottish Ministers' direction and could also be challenged in the Court of Session. This would have cost and reputational damage implications for the Council. It is recognised that the powers conferred to Reporters, empowering them to make binding modifications, limit the Council's control over the final content of the plan.
- 2.18 Once the modifications have been made, the Council must publicise its intention to adopt the revised plan and, thereafter, submit it to Scottish Ministers for their approval. The Council may then adopt the plan after the statutory 28 day period has elapsed, provided Scottish Ministers do not raise any issues. Members should also be aware that Scottish Ministers have a default power under legislation to approve the plan themselves.

## **3. Proposals**

- 3.1 Upon adoption, the revised plan will be formally constituted as the North Ayrshire Local Development Plan (LDP), thereby replacing the existing local plans and the Ayrshire Joint Structure Plan as a basis for making the Council's decisions on planning applications. Officers will publish the revised plan on the internet, place copies in public libraries and issue statutory notices.

- 3.2 Members are also requested to approve the eventual date of LDP adoption as the date from which the Affordable Housing Policy (AHP) will apply to all qualifying development proposals. When the AHP was originally approved by Members, this was on the proviso that it would only apply to new housing allocations within the LDP. It is considered appropriate to roll out the policy to all development proposals which meet the size threshold and other criteria stipulated within the supplementary guidance which accompanies the policy.
- 3.3 In summary, the Committee is invited to (a) note all the modifications to the Modified Local Development Plan (As Submitted) commended by the Scottish Government Reporters at Appendix 1; (b) adopt and publish the plan, incorporating these changes, following Scottish Ministers' approval; and (c) set the date of adoption of the LDP as the date from which the Affordable Housing Policy will apply to qualifying development proposals.

#### **4. Implications**

##### Financial Implications

- 4.1 Planning legislation requires general costs and overheads, incurred by the Reporters and associated with the examination, to be paid by the Council. Total examination costs (c. £55k) have been met from existing budgets.

##### Human Resource Implications

- 4.2 None anticipated.

##### Legal Implications

- 4.3 None anticipated.

##### Equality Implications

- 4.4 None anticipated.

##### Environmental Implications

- 4.5 The LDP has been subject to a statutory strategic environment assessment (SEA), which has determined the likely impact of the plan on the environment. A post-adoption statement will be published after the revised plan is adopted, setting out how environmental issues raised by the Environmental Report and public consultation have been taken into account.

## Implications for Key Priorities

- 4.6 In providing a supportive framework for growth and regeneration, the LDP assists with the implementation of key priorities, including:- (i) The current business base is encouraged to move up the value chain and high-level activities; (ii) jobs are attracted to North Ayrshire; (iii) Support is given to the creation of distinctive and vibrant town centres; and (iv) connections to neighbouring areas, the West of Scotland, Scotland, the UK and internationally are improved.

## Community Benefit Implications

- 4.7 None.

## 5. Consultations

- 5.1 None.

## 6. Conclusion

- 6.1 Adoption of the LDP provides certainty for stakeholders making future investment decisions, and provides a roadmap to implement ambitions for growth and regeneration over the next five years. Once the statutory process is completed for adoption, Members will receive formal notification that the North Ayrshire Local Development Plan has been constituted as the replacement development plan for North Ayrshire.



CRAIG HATTON  
Corporate Director (Development and Environment)

Reference : AMcN

For further information please contact Andrew McNair, Planning Officer on telephone number 01294 324769

## Background Papers

Modified Local Development Plan (As Submitted) - February 2013

Modified Local Development Plan - September 2012

Proposed Local Development Plan - April 2011

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ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1. Vision and Strategic Comments	Modify the 'Spatial Strategy' plan on Page 5 of the submitted plan to identify the extent of the Clyde Muirshiel Regional Park, and to include reference to it in the plan's legend.	4
2. Editorial Changes (Text and MLDP Maps)	Modify the inset map for Ardrossan (Inset 9) by including within the wider adjoining 'housing' designation, rather than as open space, the land to the rear of the house at 36 Longcraigs Avenue, Ardrossan for which planning permission has been granted for use as private garden ground.	13
3. General Policy & Auxiliary Policies	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting an additional bullet point under General Policy (a) Siting Design and External Appearance: <ul style="list-style-type: none"> <li>• Design should have regard to the need to reduce carbon emissions within new buildings.</li> </ul> </li> <li>2. Adding to the second paragraph of General Policy (b) Amenity, the following text: Development should avoid significant adverse impact on biodiversity and upon natural heritage resources, including those outwith designated sites and within the wider countryside. Development proposals should further have regard to the preservation and planting of trees and hedgerows, and should also have regard to their potential to contribute to national and local green network objectives.</li> <li>3. Adding text to the first sentence of the first paragraph of General Policy (g) as follows: For development proposals which create a need for new or improved public services, facilities or infrastructure, and where it is proposed that planning permission be granted, the council will seek from the developer ...</li> <li>4. Amending the text within the sentence under General Policy (h) to read: Any development likely to have an adverse effect on the integrity of a Natura 2000</li> </ol>	19

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	site...	
4. Town Centres and Retailing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting text within Policy TC 3: Commercial Centres as follows: (a) comparison goods, secondary convenience goods and ancillary other commercial development at Riverway Retail Park in accordance with the note below ... For the avoidance of doubt proposals in accordance with the retail goods categories specified in this policy will also need to comply with Policy TC 4: Edge of Centre/Out of Centre Development. In the case of the Riverway Retail Park, this particularly applies to convenience retailing which should remain a secondary function to the primary function of the park as a comparison goods retail park, and to any other ancillary commercial development which may be considered appropriate. These uses are considered to be more likely to undermine the function and character of the town centre.</li> <li>2. Deleting from paragraph 3.3 the sentence: further convenience floor space will be contrary to the local development plan.</li> <li>3. Amending the first bullet point in paragraph 4.5 of Part 1 of the local development plan as follows: Comparison goods, secondary convenience goods and ancillary other commercial development at Riverway Retail Park.</li> <li>4. Deleting from paragraph TC 3 (c) and the third bullet point of paragraph 4.5 of Part 1 of the local development plan the words “at Lamont Drive, Irvine and”.</li> <li>5. Altering the notation shown on the proposals map at Lamont Drive to TC 3 (a).</li> <li>6. Amending Policy TC 4 as follows: (b) ... in the following order (1) sites within the town centre (2) sites within edge of centre locations (3) other sites designated on the proposals map as commercial centres</li> </ol>	29

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	<p>(first sentence of the final paragraph) add ...Where commercial centres are in edge of centre locations, this will be sequentially preferable to other commercial centres.</p> <p>7. Adding to the note at the end of Policy TC 5 text as follows: The thresholds identified in paragraph (a) above are considered to be necessary in order to ensure that retail floor space allowed under this policy meets a local need.</p>	
5. Housing Policies	<p>I recommend that the following modifications should be made to the plan:</p> <p>1. The first sentence of Policy RES 4 should be modified to read: “Proposals for the development of RES 2 sites allocated in the local development plan and residential proposals on Arran will be subject to requirements for affordable housing, as detailed in supplementary guidance. The contributions to affordable housing provision will be at the following levels in the following areas:</p> <ul style="list-style-type: none"> <li>• Irvine and Kilwinning: 15%</li> <li>• Three Towns: 10%; and,</li> <li>• North Coast and Arran: 25%.</li> </ul> <p>Additional criteria to guide the provision shall be set out in the supplementary guidance, which shall be consistent with the Scottish Government’s policy set out in Scottish Planning Policy and in the Chief Planner’s letter of 5 March 2011, and with its advice on affordable housing contained in Planning Advice Note 2/2010.”</p> <p>2. Policy RES 6 should be modified by changing the title to “Working from home”, and by deleting all of the wording after the first sentence. The associated paragraph 4.12 of the text should also be deleted.</p> <p>3. Policy RES 8 should be modified to read: “New housing developments shall include open space and children’s play facilities in accordance with detailed requirements and specifications which will be set out in supplementary guidance.”</p>	39

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6. Employment Land	Modify the local development plan by:  Adding a sentence to the first paragraph of Policy IND 5 as follows: In order to comply with this policy, proposals for development must also comply with other relevant policies in the local development plan related to the particular use or development proposed.	46
7. Tourism	Modify the local development plan by:  Adding “and landscape” after amenity in Policy TOU 1 (d).	52
8. Historic Environment	No modifications.	63
9. Natural Environment	Modify the local development plan by:  1. Adding a criterion to Policy ENV 1 in the following terms: (f) Outdoor sport and recreation with a specific operational need to be located within the countryside.  2. Modifying Policy ENV 6 (a) under the heading of enabling development for economic development or diversification, to state: “not normally exceeding 4 houses”.  3. Modifying Policy ENV 12 (4) to state: “... and accessibility will be made available in a location which is convenient for its users”.	65
10. Infrastructure	No modifications.	90
11. Scale of the Housing Land Supply	No modifications.	100
12. Distribution of the Housing Land Supply	No modifications.	113
14. Inclusion of Tournament Park, Irvine – Housing Land Supply	No modifications.	121
15. Inclusion of North Newmoor, Irvine – Housing Land Supply	No modifications.	124
16. Inclusion of Land at Middleton Road, Perceton, Irvine – Housing Land Supply	No modifications.	129
17. Inclusion of Land at Perceton House,	No modifications.	135



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Perceton, Irvine – Housing Land Supply		
18. Inclusion of Land at John Galt Primary School, Irvine – Housing Land Supply	No modifications.	139
19. Non-inclusion of Land at Redburn, Kilwinning Road, Irvine – Housing Land supply	No modifications.	141
20. Non-inclusion of Land at Capringstone Farm, Irvine – Housing Land Supply	No modifications.	144
21. Non-inclusion of Land at Cunninghamehead, Irvine – Housing Land supply	No modifications.	147
22. Inclusion of Springside Farm, Springside – Housing Land Supply	No modifications.	150
23. Non-inclusion of Whitehirst, Kilwinning – Housing Land Supply	No modifications.	154
24. Inclusion of Longford Avenue, Kilwinning – Housing Land Supply	No modifications.	160
25. Inclusion of Mosculloch Farm, Kilwinning – Housing Land Supply	No modifications.	163
26. Inclusion of Corsehillhead, Kilwinning – Housing Land Supply	No modifications.	168
27. Inclusion of Hazeldene, Kilwinning – Housing Land Supply	No modifications.	172
28. Non-inclusion of Ardeer Peninsula – Housing Land Supply	No modifications.	175
29. Inclusion of Ardrossan Harbour – Housing Land Supply	Modify the local development plan by:  Placing an asterisk against the capacity for this site in Table 1 and adding a note below the table: “*the overall indicative capacity of this site is estimated at 440, and the figure of 130 relates to the additional capacity beyond that provided for in the previous adopted local plan”.	178
30. Non-inclusion of Dalry Road, Ardrossan –	No modifications.	181

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Housing Land Supply		
31. Non-inclusion of War Memorial Field, Ardrossan – Housing Land Supply	No modifications.	186
32. Non-inclusion of Apollo Lesuire Centre, Saltcoats – Housing Land Supply	No modifications.	189
33. Non-inclusion of Mayfield, Saltcoats – Housing Land Supply	No modifications.	192
34. Inclusion of Sharphill East and West – Housing Land Supply	No modifications.	198
35. Inclusion of Kerelaw South and Former Kerelaw School, Stevenston – Housing Land Supply	No modifications.	207
36. Non-inclusion of Kerelaw Mains, Stevenston – Housing Land Supply	No modifications.	211
37. Inclusion of Lundholm Road, Stevenston – Housing Land Supply	No modifications.	215
38. Inclusion of a Housing Site at Auldlea Road, Beith	Modify the local development plan by:  Altering the indicative capacity for site 26 in Table 1 from 200 to 150.	219
39. Non-inclusion of a Site at Willowyard, Beith	No modifications.	229
40. Non-inclusion of a Site at Woodside Estate, Beith	No modifications.	233
41. Inclusion of Land at Blairland Farm, Dalry	No modifications.	237
42. Non-inclusion of Land at Wingfaulds Avenue, Dalry – Housing Land Supply	No modifications.	241
44. Garnock View, Glengarnock	No modifications.	245
45. Deletion of Site at Lochshore, Glengarnock	Modify the local development plan by:  1. Inserting Lochshore, Glengarnock, as an additional housing site within Table 1, with an indicative capacity for 250 houses.  2. Inserting the following text under Policy RES 9:	248

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	<p><b>Lochshore, Glengarnock</b></p> <p>Proposals for a residential led enabling development will be supported provided such proposals form part of an approved comprehensive master plan for the area. Such development will establish or contribute to an existing Town Centre Regeneration Fund and also provide a basis for improvement to the existing business/industrial development at Lochshore South, which may include its rationalisation and/or consolidation. The master plan will demonstrate the creation of direct links with Kilbirnie Town Centre and also capitalise on the major opportunity for creation of a well connected green network in the area. The master plan will also set out in detail the proposed phasing for the development, including timescales. The development of land at Caledonian Road outwith the control of the majority landowner lies within the master plan boundary and will require to consider links to the wider master plan site.</p> <p>3. Designating the site on the proposals map exactly as shown in the proposed plan with the exception of the asterisk relating to the potential new school campus.</p>	
46. Non-inclusion of Land South of Kilbirnie Place Golf Club, Kilbrinie – Housing Land Supply	No modifications.	254
47. Land at West Bankside, Kilbirnie – Housing Land Supply	No modifications.	258
48. Beith Road, Longbar	No Modifications.	266
49. Objection to the Inclusion of land at Kelburn Castle, Fairlie	No modifications.	269
50. Inclusion of Site at Southannan Estate, Fairlie	No modifications.	275
51. Alexander Avenue, Largs	No modifications.	278
52. Non-inclusion of Brisbane Glen Road, Largs –	Modify the local development plan by:	283

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Housing Land Supply	Inserting Brisbane Glen Road, Largs, as an additional housing site within Table 1, with an indicative capacity for 60 houses, and designating the site on the proposals map as an additional housing site under Policy RES 2.	
53. Non-inclusion of Land at Brisbane Meridian, Largs – Housing Land Supply	No modifications.	290
54. Non-inclusion of Noddsdale Meadow – Housing Land Supply	Modify the local development plan by:  Inserting Noddsdale Meadow, Largs, as an additional housing site within Table 1, with an indicative capacity for 80 houses, and designating the site on the proposals map as an additional housing site under Policy RES 2.	295
55. Non-inclusion of Land at Golf Road, Millport – Housing Land Supply	No modifications.	303
56. Inclusion of Ardrossan Road, Seamill – Housing Land Supply	No modifications.	307
57. Non-inclusion of Steading at Ardrossan Road, Seamill – Housing Land Supply	Modify the local development plan proposals map by:  Extending the settlement boundary of West Kilbride to include the site, and including the site under the land use category for housing.	318
58. Inclusion of East of Golf Course Road and Land at Skelmorlie Golf Club, Skelmorlie – Housing Land Supply	No modifications.	321
59. Inclusion of Ardrossan High Road and non-Inclusion of extension area to Ardrossan High Road, West Kilbride – Housing Land Supply	No modifications.	333
60. Non-inclusion of Chapelton Road, West Kilbride –	No modifications.	343

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Housing Land Supply		
61. Inclusion of Lawhill Farm, West Kilbride (RES2 & RES4 Sites) – Housing Land Supply	<p>Modify the local development plan by:</p> <p>Deleting number 28 Lawhill Farm, West Kilbride from Table 1, removing the designation of the site under policy RES 2 from the proposals map, and designating the site as countryside.</p>	348
62. Non-inclusion of Land at NW West Kilbride – Housing Land Supply	No modifications.	363
63. Housing – Isle of Arran (Miscellaneous)	<p>I recommend that the following modifications be made:</p> <ol style="list-style-type: none"> <li>1. Delete site 34, Hillside Terrace, Lamlash, from table 1 and from the proposals map. Categorise this land as countryside on the proposals map.</li> <li>2. Remove site 11, Benlister North, Lamlash, from table 2.</li> <li>3. Add Benlister North, Lamlash to table 1, with an indicative capacity of 30.</li> <li>4. Enlarge the Benlister North site on the proposals map by moving the western boundary 80 metres westwards but excluding the curtilage of Rowarden.</li> <li>5. In table 2, amend the indicative capacity of site 12, Benlister South, to 40.</li> <li>6. Reduce the area of the Benlister South site on the proposals map so that the western boundary is in line with the amended western boundary of the Benlister North site.</li> <li>7. Adjust the boundary of site RES 4/15 Ladeside Place, Shiskine to remove land from the eastern field from the site, and extend the allocated area in the western field to a line 60 metres south east of the settlement boundary as shown in the adopted Arran Local Plan.</li> </ol>	371
64. Non-inclusion of Land at Drimlabarra, Kildonan,	No modifications.	396

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Arran		
65. Non-inclusion of Land at Newton Shore, Lochranza, Arran – Housing Land Supply	No modification.	401
66. Non-inclusion of Land at the String, Shiskine, Arran – Housing Land Supply	No modifications.	406
67. Non-inclusion of Land at the Ardmhor, Whiting Bay, Arran – Housing Land Supply	I recommend that the following recommendation be made: 1. Extend the Whiting Bay settlement boundary to include the land bounded by 'Cluny', the northern boundary of the waste water treatment plant and a western boundary line set back 30 metres from the western edge of the A841, and extending to the high water line.	412
68. Non-inclusion of Land at Hazelbank, Whiting Bay, Arran – Housing Land Supply	No modifications.	418
69. Hunterston	<p>Modify the local development plan by:</p> <p>1. Expanding paragraph 5.2 as follows: Hunterston is identified as a National Development within National Planning Framework 2. The local development plan policies require to be consistent with this national planning framework, but it is known that it is to be replaced by National Planning Framework 3 in 2014. Particularly with respect to energy related development, where there are likely to be significant changes to the current framework, it is important that the local development plan remains consistent with the national planning framework in force at the time, and that any new proposal should be properly assessed against the relevant provisions of both the local development plan and the national planning framework current at the time.</p> <p>2. Amending the third bullet point in Policy IND 1: Strategic Business Locations, and in paragraph 6.5 of Part 1 of the local development plan, to the following:</p> <ul style="list-style-type: none"> <li>• Hunterston National Development – for nationally important development as</li> </ul>	423

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	<p>identified in Policy IND 2.</p> <p>3. Adding a fourth bullet point to the list of development types in Policy IND 2 as follows:</p> <ul style="list-style-type: none"> <li>• Energy related development consistent with the national planning framework.</li> </ul> <p>and amending the third bullet point as follows:</p> <ul style="list-style-type: none"> <li>• Downstream industrial development relative to the above uses.</li> </ul> <p>4. Adding the following after the text referring to the maritime construction and decommissioning yard:</p> <p style="text-align: center;"><b>Energy Related Development</b></p> <p>Energy related development shall be restricted to that related to the above uses, and/or that which is consistent with the national planning framework.</p> <p>5. Deleting the second bullet point under the development requirements and replacing this with the following 3 bullet points:</p> <ul style="list-style-type: none"> <li>• Fully take into account the environmental sensitivities of this coastal location by providing any measures considered necessary in order to minimise, mitigate or compensate for any adverse effects on the environment or local communities; and provide for the restoration and after use of the site where appropriate;</li> <li>• Be constructed and operated to take into account the environmental sensitivities of the Portencross Woods and Southannan Sands Site of Special Scientific Interest, and where any development has a significant effect on the interests of the Site of Special Scientific Interest, it shall have regard to the provisions of Policy ENV 9;</li> <li>• Be the subject of an environmental assessment under the Environmental Impact Assessment Regulations where development proposals are expected to have significant environmental impact; such development proposals shall</li> </ul>	
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	<p>be assessed as to their cumulative impact with other existing or committed development proposals for the site.</p> <p>6. Adding a further bullet point to the development requirements as follows:</p> <ul style="list-style-type: none"> <li>• Be the subject of a flood risk assessment where necessary.</li> </ul> <p>7. Amending paragraph 5.7 as follows:</p> <p>In taking into account the sensitivities of the Southannan Sands Site of Special Scientific Interest referred to in the development requirements, and in the context of Policy ENV 9, the primary aim shall be to mitigate the effect of development to avoid compromising the objectives of designation and the overall integrity of the Site of Special Scientific Interest. However, if this cannot be avoided and the need for the development is in the circumstances considered to outweigh the adverse effect on the Site of Special Scientific Interest, then appropriate measures to offset this adverse effect or provide compensation will be required.</p> <p>8. Adding a new paragraph after paragraph 5.7 as follows:</p> <p>The integrated transport studies referred to in the development requirements shall assess the generation of traffic from the proposed development on the A78 (including heavy goods vehicle traffic), taking into account any known cumulative traffic generation with other proposed developments. Any required improvements to the trunk road as a result of this shall also be assessed. In addition, transport of freight to and from the proposed development by rail shall be assessed wherever this is practical and feasible, in order to reduce the amount of heavy goods vehicle movements on the A78. Any necessary improvements to the rail network to accommodate this shall also be assessed in this context. The integrated transport studies shall be prepared in consultation with North Ayrshire Council and Transport Scotland.</p>	
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	9. Amending the sites of special scientific interest as shown on the proposals map to reflect the revised designations for these sites examined above.	
70. Garnock Replacement Education Campus	<p>Modify the local development plan by:</p> <p>Deleting the 4 asterisks described: “site for potential new school campus” from the proposals map, Inset 7, Kilbirnie, Glengarnock and Beith, and paragraph 9.18 after the first two sentences.</p>	454
71. Non-inclusion of Land at Shewalton Road and Dreghorn Road, Drybridge – Housing Land Supply	No modifications.	458