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## NORTH AYRSHIRE COUNCIL

17 April 2018

### Local Development Plan Committee

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**Title:** **Local Development Plan 2: Proposed Local Development Plan and Development Plan Scheme**

**Purpose:** This report seeks approval and to publish and consult on the Proposed Local Development Plan (and supporting documents) and to update the Council's Development Plan Scheme

**Recommendation:**

1. That the Local Development Plan Committee approves the Proposed LDP and the publication and consultation in line with the consultation strategy set out in paragraph 2.10, in accompaniment with the Environmental Report.
2. That the Local Development Plan Committee approves the updated DPS to reflect expected timescales and consultation strategy for the remainder of the LDP process.
3. That the Local Development Plan Committee approves the draft Action Programme as the basis for developing a comprehensive strategy for managing and monitoring progress to implement the Local Development Plan.

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## 1. Executive Summary

- 1.1 This report seeks approval and to publish and consult on a Proposed Local Development Plan [LDP] (Appendix 1). This is in fulfilment of the Council's statutory duty to adopt a local development plan every five years.
- 1.2 A LDP is a land use strategy that directs development to the right location, by allocating land for development and providing policies that guide the determination of planning applications.
- 1.3 The Council's Proposed LDP will be the Council's settled position on the content of its LDP. Statutory consultation and examination by Scottish Ministers of the Proposed LDP would take place before the expected adoption of the LDP in 2019.
- 1.4 The Proposed LDP places the Local Outcome Improvement Plan [LOIP] at its core and is a spatial strategy to deliver the LOIP objectives. In doing so it provides an economic spatial strategy to deliver inclusive economic growth by directing development to towns and town centres, by providing a housing allocations strategy to support the recovery of market housing in North Ayrshire, and by identifying a series of strategic development areas, where we will support a range of strategic development and investment, linked to the

Council's 'Capital Investment Strategy' and 'Economic Development and Regeneration Strategy'.

- 1.5 Supporting the Proposed LDP, the Council's Development Plan Scheme will be re-published to provide an up-dated consultation framework and LDP timetable (Appendix 2); and a draft Action Programme has been published to monitor progress on implementation of the LDP (Appendix 3).

## **2. Background**

- 2.1 The North Ayrshire Local Development Plan was adopted in May 2014 and is the primary basis for determining planning applications. It sets out strategic land use priorities, guiding development to the right location, to ensure the most appropriate, sustainable use of resources and to deliver quality places. The LDP provides land for new houses, commercial, and leisure purposes, and protects the natural and built environment. Planning legislation requires the Council to produce a new LDP every five years, and estimates that it takes approximately 3 years to produce and adopt an LDP.
- 2.2 The Council's Development Plan Scheme [DPS] provides a timetable and consultation strategy for the expected production of its LDP, which requires to be updated annually.
- 2.3 The Council's first DPS was published in March 2016 and preparation of the Council's second LDP commenced in July 2016.
- 2.4 The first key milestone for any LDP is the publication of a main issues report [MIR], which consults on the expected main areas of change for the new LDP, by setting out preferred and alternative approaches to the replacement LDP. The North Ayrshire MIR was published in January 2017. Consultation on the MIR took place between January and March 2017. Following the consultation period, the LDP Committee agreed that the preferred options in the MIR should inform the Proposed LDP. As such, the direction of the LDP has been influenced on the basis that the replacement LDP would: -
  - align its vision with the priorities of the community planning partnership.
  - support a recovery in housebuilding in North Ayrshire by allocating new land for development, which could be delivered in the short term.
  - promote town centres.
  - tailor its content to ensure it was 'island proofed' to support thriving island communities.
  - provide a land use strategy to support regeneration and key economic development, inward investment and inclusive growth work – particularly at Irvine i3, Hunterston, Ardrossan North Shore, Irvine Harbourside, Kilbirnie Lochshore – as well providing strategic support for the Ayrshire Growth Deal.
  - support integration of marine and coastal planning.
  - provide a refresh of its strategy for wind energy.
- 2.5 Following consultation, the Local Development Plan Committee approved the general direction of the Main Issues Report as the basis for preparing a Proposed Local Development Plan in 12<sup>th</sup> June 2017. Accordingly, which has informed the Proposed LDP.

- 2.6 The Proposed LDP outlines key priorities for the LDP over its lifetime. These include: -
- that the LOIP will be central to informing the vision for the LDP;
  - that the LDP will provide a spatial framework to underpin the Ayrshire Growth Deal;
  - that the LDP will promote additional sites for housing amounting to approximately 1053 new homes;
  - that the LDP will provide island-proofing of policies, strategies and proposals to provide flexibility to meet the needs of island communities;
  - that the LDP will embed the national priority for directing development and investment to town centres through the town centre first principle
  - that the LDP will provide flexible, opportunity-led land use guidance on series of strategic development areas to support positive change and investment in communities.
- 2.7 The LDP identifies 8 Strategic Development Areas across North Ayrshire where a series of expected or committed strategic investment projects (for example from capital investment programme or project funding) are taking place and where bespoke, flexible and opportunity-led land use guidance can ensure the LDP remains fit-for-purpose throughout its lifetime as a strategic guide to key locations for physical change.
- 2.8 The strategic approach to housing in the Proposed LDP recognises that evidence of low demand for housing from the Housing Needs and Demands Assessment neither matches information from the SHIP and Housing Land Audits, which demonstrate likely higher levels of delivery, nor the Council's aspirations for population growth and stimulating private market house building. In response, the Proposed LDP seeks to add land (to the existing land supply) for 1053 new homes in the following locations: - Largs (95 homes), West Kilbride (2 sites of 170 and 75 homes, respectively), Saltcoats/Stevenston (300 homes), Irvine (85 homes), Kilwinning (173 homes), Kilbirnie (100 homes) and Burnhouse (55 homes). In recommending the additional allocations, extensive analysis has been undertaken to ensure the sites are deliverable, have appropriate infrastructure capacity, and add choice and variety to the land supply, which will result in a step-change in the delivery of new homes in North Ayrshire, and address the issues of failing housing market and population decline. Consultation with community councils and Locality Planning Partnership representatives was carried out using the Scottish Government Place Standard consultation toolkit. This reflected earlier Main Issues Report response, which indicated that communities were generally not supportive of new housing development in the North Coast locality areas. In terms of infrastructure impact, potential capacity issues have been identified at West Kilbride Primary School. In response, the allocations at West Kilbride are included with the proviso that the development may require to provide a developer contribution to offset capacity issues identified at planning application stage.
- 2.9 Upon approval of the Proposed LDP, an 8 week consultation will be undertaken between April/May and June to allow comments to be submitted in response to proposals and policies in the Proposed LDP. Any objections to the LDP content will form the basis for an examination of the LDP by Scottish Ministers. Planning regulations set out that the Proposed LDP should represent the settled view of the Council on the content of the LDP, and this view is not expected to be the subject of substantial modifications. As such, subject

to the approval and publication and consultation on the LDP, following conclusion of consultation of the LDP, the Proposed LDP and any outstanding objections to the LDP will be submitted to Scottish Ministers for examination. In the case that there are overwhelming reasons to modify the content of the Proposed LDP (for example, a substantive modification to Government policy or National Planning Framework), officers will report to the Local Development Plan Committee on whether modifications to the Proposed LDP are recommended.

- 2.10 The LDP consultation will exceed statutory requirements and include publication online and in local press; notifications to all parties that have been involved in previous LDP stages; notification of neighbours to proposed development sites; notification to a range of statutory agencies, organisations and community councils. In support of the consultation, a series of drop-in roadshows will take place throughout North Ayrshire to allow attendees to discuss the content of the Plan with officers. Arrangements for drop-in events are being finalised with the community planning team. In advance of the publication of the document, a final set of editorial amendments will be made to the Proposed LDP to include specific consultation dates and final document proofing.
- 2.11 This report also seeks approval to republish the Council's Development Plan Scheme to provide an updated framework consultation related to the LDP and timetable for LDP preparation; and the draft Action Programme which is an outline of the framework to be used to manage and monitor implementation of the LDP.
- 2.12 Members should note that a Proposed LDP is a material planning consideration, which informs the determination of planning applications, which means the emerging LDP will become a material consideration in the determination of planning applications.

### **3. Proposals**

- 3.1 That the Local Development Plan Committee approves the Proposed LDP and publication and consultation in line with the consultation strategy set out above, in accompaniment with the Environmental Report and Equalities Impact Assessment.
- 3.2 That the Local Development Plan Committee approves the updated DPS to reflect expected timescales and consultation strategy for the remainder of the LDP process.
- 3.3 That the Local Development Plan Committee approves the draft Action Programme as the basis for developing a comprehensive strategy for managing and monitoring progress to implement the Local Development Plan.

#### 4. Implications

<b>Financial:</b>	The LDP is not a funding document and there are no direct financial implications related to the proposals. The Proposed LDP has been produced to reflect existing Council priorities as expressed through the Capital Programme 18/19 – 27/28. Costs related to the ongoing preparation of the LDP will continue to be met from established Planning Services budgets.
<b>Human Resources:</b>	None.
<b>Legal:</b>	The recommendations within this report are in fulfilment of the Council’s statutory obligation to produce a Local Development Plan by 2019. There are no other legal implications identified.
<b>Equality:</b> <b>Children and Young People:</b>	The Proposed LDP is accompanied by an equalities impact assessment and an assessment of impact on children and young people; which identified impacts on population characteristic groups. The Proposed LDP is predicted to have a range of positive impacts on population characteristic groups and children and young people.
<b>Environmental &amp; Sustainability:</b>	The Proposed LDP is accompanied by a Strategic Environmental Assessment. A Habitats Regulations Appraisal has also been conducted on the Proposed LDP. The environmental assessment processes have played a critical role in maximising the environmental performance of the LDP.
<b>Key Priorities:</b>	The Proposed LDP is a spatial representation of the Local Outcome Improvement Plan. Accordingly, throughout its proposals and policies the Plan explains how the LDP will deliver on the LOIP themes of a North Ayrshire that is Healthier, Working, Safer and Thriving. The LDP also seeks to deliver action on the Council Plan and Community Planning Partnership’s priority to grow North Ayrshire’s population.
<b>Community Benefits:</b>	As above, the Proposed LDP seeks to deliver the Local Outcome Improvement Plan, and in so doing, is delivering sustainable economic and social benefits to communities while protecting and capitalising on North Ayrshire’s outstanding natural environment.

#### 5. Consultation

5.1 The LDP has been prepared to exceed statutory consultation requirement throughout the preparation process. This has included extensive engagement with communities through the Locality Planning Partnerships, industry engagement and engagement with statutory technical consultees throughout all LDP stages. The Council’s consultation strategy for the LDP is set out in its Development Plan Scheme, which is updated annually. Additional information on the consultation measures undertaken throughout the LDP process can be

viewed at <https://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/ldp2.aspx>.



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

**Background Papers**

N/A

Appendices:

- 1 Proposed North Ayrshire Local Development Plan
2. Development Plan Scheme 2018
3. North Ayrshire Draft Action Programme

April 2018

# Proposed Local Development Plan

Your Plan Your Future



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

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## Foreword

This is our proposed Local Development Plan for North Ayrshire. It sets out how we aim to guide development and investment in the area over the next 20 years. Whilst it is written at a time of economic uncertainty for the UK, North Ayrshire Council remains ambitious for our area, residents and our businesses. We have exciting plans and great partnerships that will help us succeed.

North Ayrshire has not returned to pre-recession rates of development, and still bears the scars of previous industrialisation, high levels of poverty in some communities, a forecasted decline and ageing of our population, with significant numbers travelling out of the area each day for work to Glasgow and surrounding areas.

Yet, North Ayrshire is also an area with great opportunity and the Council and partners are striving to change the area's fortune by attracting new jobs and

investment, supporting and growing our business base and regenerating our towns and communities. We are well connected by road, rail, sea and air to global markets and well positioned to compete for new inward investment.

Attracting new investment to our strategic business location, i3 in Irvine will be critical to increasing our employment offer. We will support the growth and development of our key sectors of manufacturing, engineering, life sciences, tourism and hospitality by ensuring that infrastructure development remains attractive in a competitive global marketplace.

Hunterston is a key employment location within North Ayrshire and offers deep water sea port facilities and infrastructure that make it a national asset. We want the future National Planning Framework to strengthen its commitment to supporting Hunterston as national development as an energy hub and maximising the economic potential of the port's deep water access.

North Ayrshire's beautiful coast and Islands will benefit in parts from major regeneration including completion of improvement works at Brodick Terminal, major re-development in Ardrossan at the harbour, North Shore site and a new High School for the town. Further

coastal regeneration is planned as part of the Ayrshire Growth Deal and subject to funding agreements with UK and Scottish Governments has the potential to see major re-developments at Irvine Harbourside, and further marine and maritime infrastructure within the Clyde estuary.

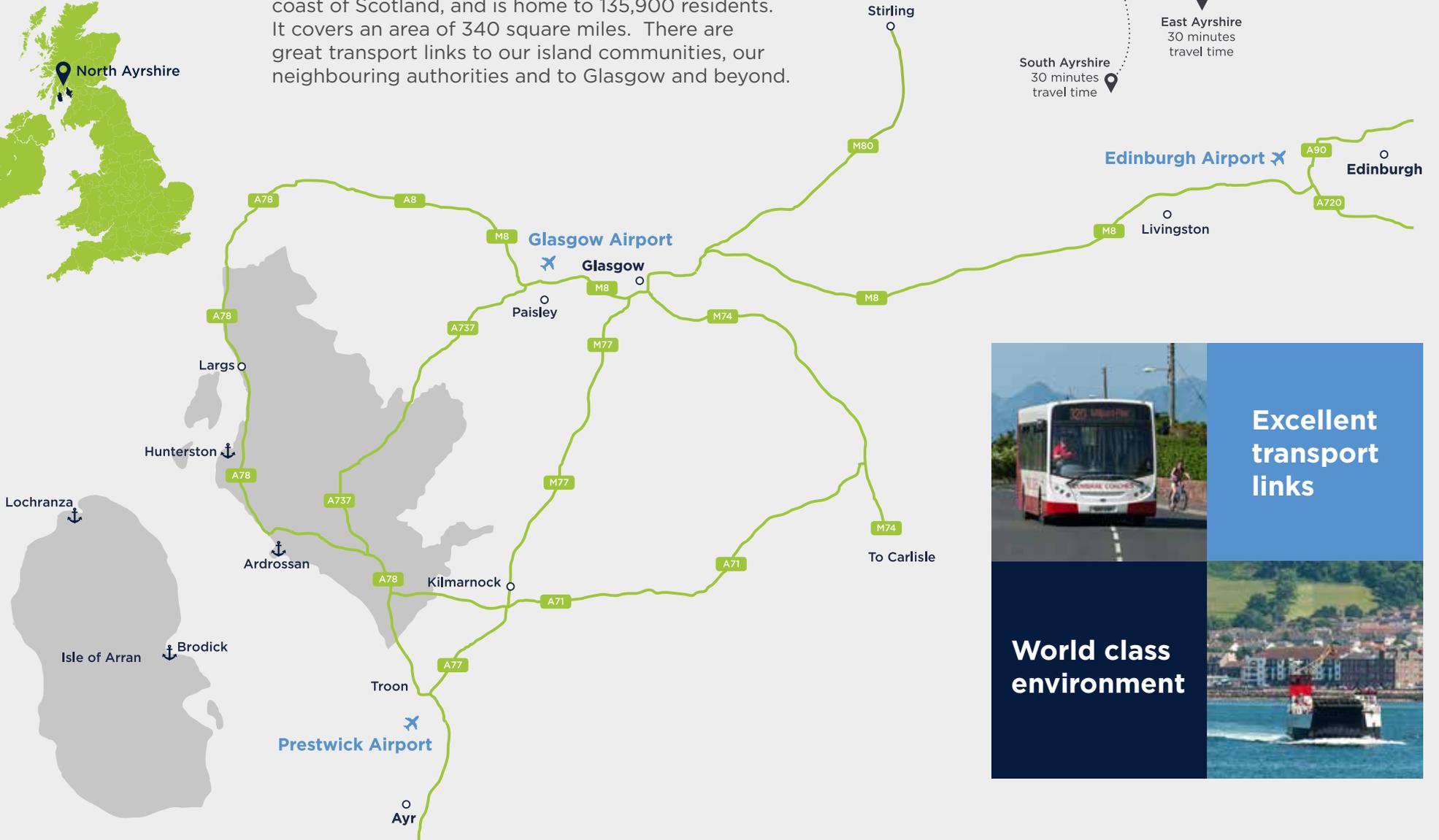
We recognise that building new homes will be important to growing our population and we have planned for more than 4,000 new homes being built in the next 10 years. Our focus is on deliverability of these sites. We consulted and engaged widely, selected a small number of new site allocations and also introducing a Simplified Planning Zone regime to encourage more development at Montgomerie Park. This will be further enabled with the Council's decision to build a new primary school at Montgomerie Park.

The importance of our towns and villages as places that remain attractive to those that live and work there is the essence of our placemaking approach. In practice, the LDP will continue to direct development on a town centre first principle and will introduce a bespoke and balanced approach to support our rural and island economies while protecting our outstanding natural environment.

This proposed Local Development Plan is a critical tool in our aim of achieving inclusive growth for North Ayrshire.

## Well Connected

North Ayrshire is a beautiful place in which to live and work with a strong sense of local identity and heritage. North Ayrshire is situated on the south west coast of Scotland, and is home to 135,900 residents. It covers an area of 340 square miles. There are great transport links to our island communities, our neighbouring authorities and to Glasgow and beyond.



Excellent transport links

World class environment



## Using the plan

### page 6

The overarching aim of the Plan is set out in the vision.

#### **North Ayrshire – A Better Life.**

We want decisions to be based on outcomes and whether a proposal will help us deliver the vision.

### page 18

**Our placemaking policy** sets out the key criteria that will allow us to deliver the six qualities of successful places. We will take a holistic approach that responds to and enhances the existing place including considering whether a design-led approach has been taken while balancing the costs and benefits of each criteria over the long term.

### page 54

**The detailed policies** provide additional criteria and more detail about how we will consider proposals for specific uses or developments which affect specific areas or subjects. They are arranged in line with the national outcomes to clarify how we would expect them to contribute to achieving the key planning outcomes for Scotland while the chapter introductions show how we think each policy will contribute to achieving the LOIP outcomes.

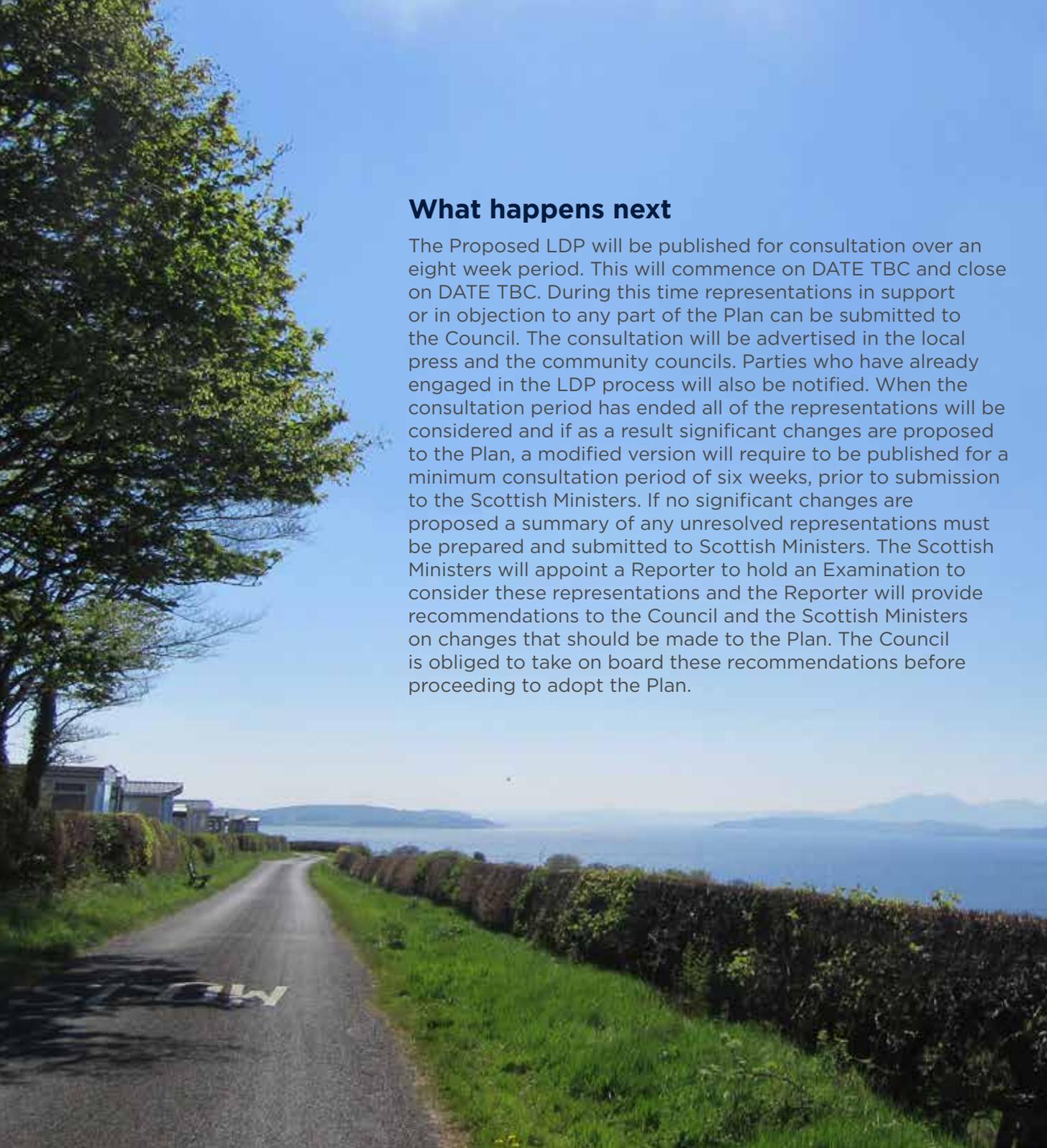
### page 8

**The spatial development strategy** sets out the principles we will use to direct the right development to the right place. We will consider whether proposals are aligned with the principles giving due weight to net economic benefit, economic issues, challenges and opportunities.

### page 20

**Our strategic priorities** policy sets out the key factors we will consider in developing these major areas of change while the locality policies set out the local priorities which we will use to weigh up proposals against their ability to deliver on local outcomes. In both cases we will consider whether the proposal helps us to achieve these priorities.

When determining planning applications, we will give most weight to proposals that accord with the spatial development strategy, placemaking policy, local priorities and detailed policies as we think this is the best way to deliver the vision. We will resist proposals that compromise or conflict with the spatial development strategy except where it is clear that it would contribute to sustainable development and allow us to move towards achieving our vision.



## What happens next

The Proposed LDP will be published for consultation over an eight week period. This will commence on DATE TBC and close on DATE TBC. During this time representations in support or in objection to any part of the Plan can be submitted to the Council. The consultation will be advertised in the local press and the community councils. Parties who have already engaged in the LDP process will also be notified. When the consultation period has ended all of the representations will be considered and if as a result significant changes are proposed to the Plan, a modified version will require to be published for a minimum consultation period of six weeks, prior to submission to the Scottish Ministers. If no significant changes are proposed a summary of any unresolved representations must be prepared and submitted to Scottish Ministers. The Scottish Ministers will appoint a Reporter to hold an Examination to consider these representations and the Reporter will provide recommendations to the Council and the Scottish Ministers on changes that should be made to the Plan. The Council is obliged to take on board these recommendations before proceeding to adopt the Plan.

## How to respond

If you wish to make representations to the Proposed LDP and/or the Environmental Report, you should do so during the eight week period commencing on DATE TBC. The closing date for representations is midnight, on DATE TBC and submissions received after this date cannot be accepted.

Representations should be concise (limited to 200 words) and clear about any proposed changes, with specific alternative wording for example. Representations should include all of the supporting information you wish to raise at the Examination stage as there will be no opportunity to submit any further material to the Examination unless required to do so by the Scottish Government Reporter.

You can view the Proposed Plan and make representations via the Council's website.

[www.north-ayrshire.gov.uk/  
planning-and-building-standards/  
ldp/ldp2.aspx](http://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/ldp2.aspx)

The Proposed Local Development Plan can be made available in other formats such as on audio tape, on CD, in Braille or in large print. We can also provide it in other languages if you ask us to.

**Email:** [ldp@north-ayrshire.gov.uk](mailto:ldp@north-ayrshire.gov.uk)

Vision

# North Ayrshire – A Better Life

North Ayrshire Community Planning Partnership  
Vision is that every person in North Ayrshire is  
valued and should have the best opportunities  
to live their life to their full potential.



This Vision looks forward 20 years and shows how development can help North Ayrshire become Healthier, Working, Thriving and Safer

North Ayrshire Community Planning Partnership is a strong and effective partnership of a wide range of organisations. In addition, at a local level there are six Locality Partnerships. These are Arran, Garnock Valley, Irvine, Kilwinning, North Coast and Three Towns.

The Local Outcomes Improvement Plan 2017-22 (LOIP) is the plan that sets out a shared commitment by all of the partners. Key to the success of our LOIP is tackling the inequalities that exist within North Ayrshire and these are addressed in the new Fair For All strategy.

The Local Development Plan will set out the land use strategy that supports the delivery of the LOIP. Proposals and policies contained in the plan align with the ambitions and outcomes that Community Planning Partners aim to achieve. The development of six Locality Plans and a more collaborative way of working based on community consultation has resulted in a more informed plan. Our investment of resources upfront in extensive community engagement and by working to support the role that our Locality Partnerships can play in setting the future planning priorities for their neighbourhoods will strengthen the deliverability of our Local Development Plan.

The spatial strategy is an overarching policy for supporting the LOIP. This directs development to towns and villages to support our communities, economy and environment, while recognising the value that our countryside and coastal areas offer – both as natural resources worthy of protection and as an economic driver.



**Healthier**



**Working**



**Thriving**



**Safer**



Strategic Policy 1:

# Spatial Strategy



The LDP shows a series of maps that should be read alongside the Spatial Strategy.

- Arran Locality Area
- Garnock Valley Locality Area
- Irvine Locality Area
- Kilwinning Locality Area
- North Coast & Cumbraes Locality Area
- Three Towns Locality Area
- Strategic Projects
- Regional Town Centre
- Town Centre
- Local Town Centre/Commerical Centre
- Additional Housing Allocations
- Road Network
- Rail Network
- Ferry Routes

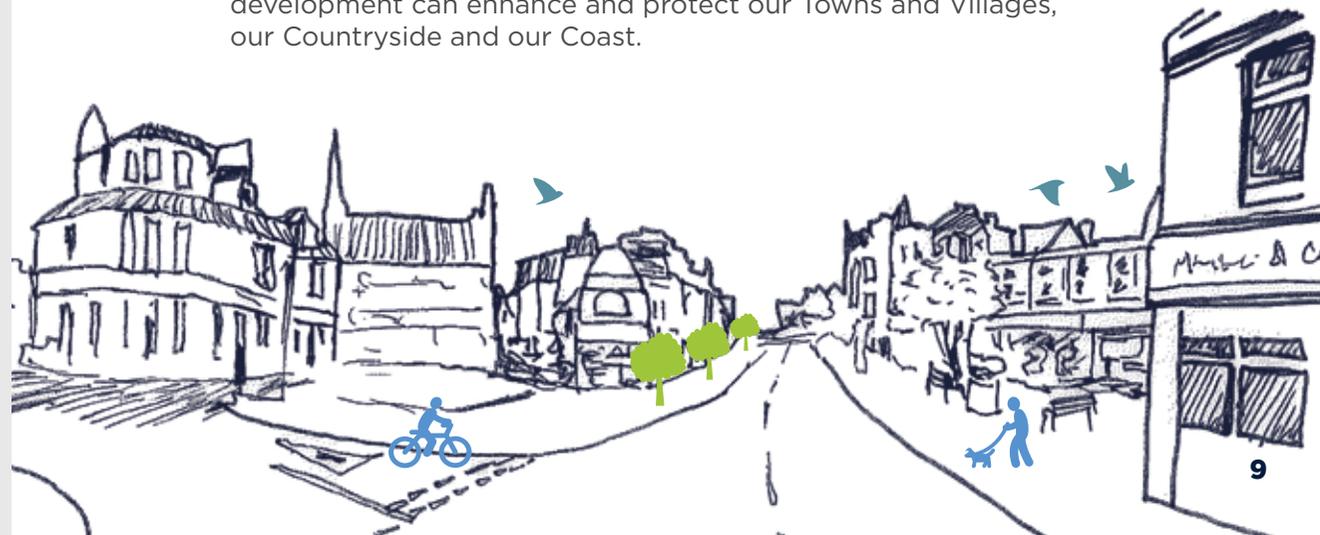
### Strategic Development Areas

- 1 Hunterston
- 2 North Shore - Ardrossan
- 3 i3 - Irvine
- 4 Harbourside - Irvine
- 5 Montgomerie Park - Irvine
- 6 Kilbirnie
- 7 Brodick Harbour - Arran
- 8 Millport - Cumbrae

Our spatial strategy is based on the principle that we want to direct the right development to the right place. This means we want to direct most development to our towns, villages and developed coastline where we have infrastructure capacity to support new development, where there is access to existing services and where we have opportunities to re-use and redevelop brownfield land.

We recognise that for island and rural communities we have to be more flexible to ensure they can grow and thrive too so we have set out a distinct approach for them which continues to promote a sustainable pattern of development but that also empowers our rural economy and communities to develop while protecting our countryside areas as a valuable natural asset. We have indicated what this means on our Spatial Strategy Map and in the mini maps included throughout this Local Development Plan.

Strategic Policy 1 includes objectives and policies for how development can enhance and protect our Towns and Villages, our Countryside and our Coast.



## Spatial Strategy

We will assess development proposals against the principles set out in the spatial strategy. All development proposals must also comply with Policy 2: Placemaking and any relevant policies of this Plan. We will resist development outwith the boundaries of towns and villages, except where the development would positively contribute to the vision or priorities identified in the spatial strategy or where detailed policies of the LDP provide support.

We will refer to Scottish Planning Policy's presumption in favour of development that contributes to sustainable development in considering proposals that are not supported by the spatial strategy.

## Towns and Villages Objective

Our towns and villages are where most of our homes, jobs, community facilities, shops and services are located. We want to continue to support our communities, businesses and protect our natural environment by directing new development to our towns and villages as shown in the Spatial Strategy. Within urban areas (within the settlement boundary), the LDP identifies town centre locations, employment locations and areas of open space. Most of the remaining area within settlements is shown as General Urban Area. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal.



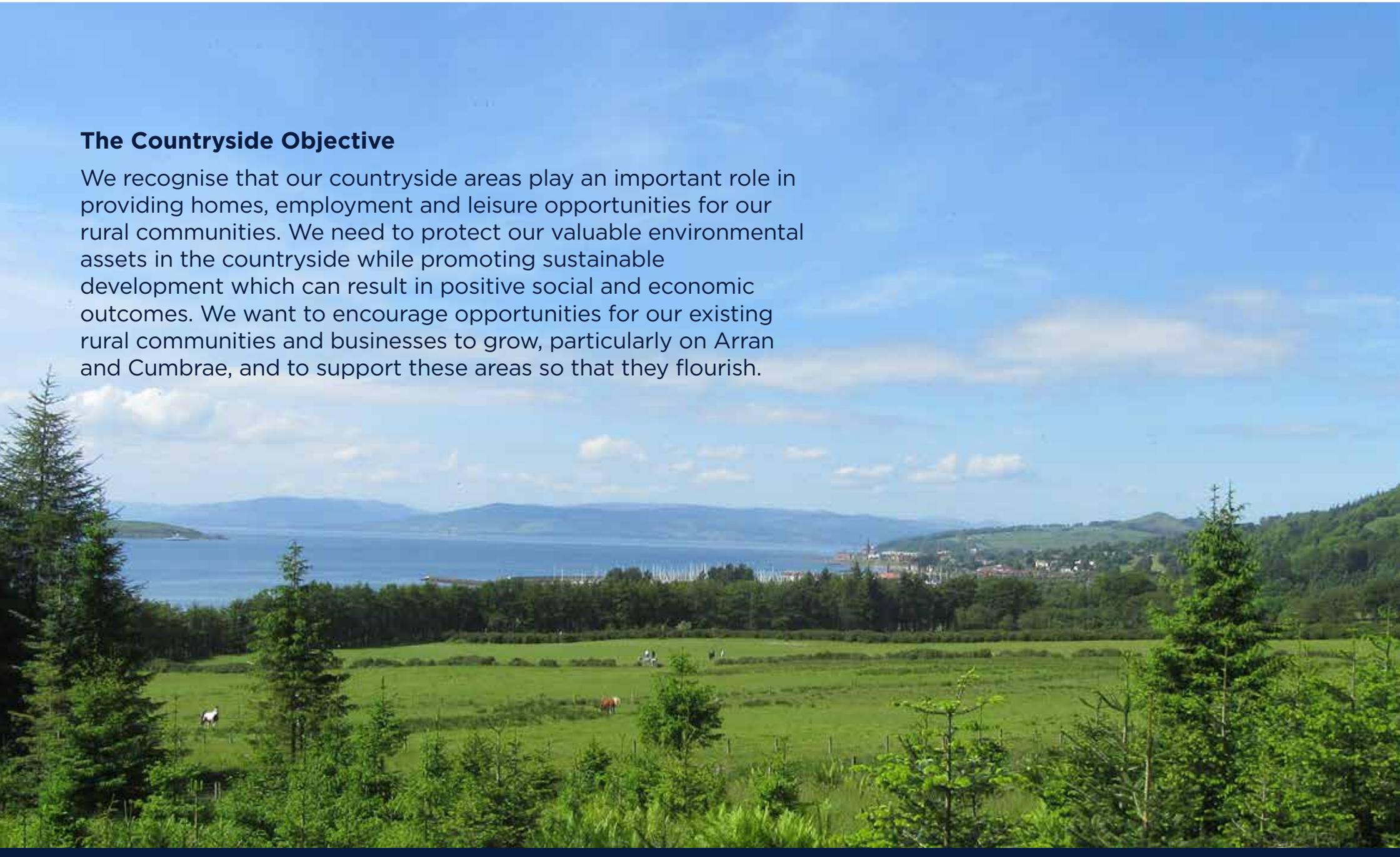


In principle, we will support development proposals within our towns and villages that:

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.
- b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting land for housing development to ensure we address housing need and demand within North Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.
- c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.
- d) Recognise the historic value of our built heritage and green space by embedding placemaking into our decision-making.
- e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:
  - regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).
  - regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme
- f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

## **The Countryside Objective**

We recognise that our countryside areas play an important role in providing homes, employment and leisure opportunities for our rural communities. We need to protect our valuable environmental assets in the countryside while promoting sustainable development which can result in positive social and economic outcomes. We want to encourage opportunities for our existing rural communities and businesses to grow, particularly on Arran and Cumbrae, and to support these areas so that they flourish.





We also recognise that, in general countryside areas are less well suited to unplanned residential and other developments because of their lack of access to services, employment and established communities. We will seek to protect our prime and locally important agricultural land from development except where proposals align with this spatial strategy.

In principle, we will support proposals outwith our identified towns and villages for:

- a) expansions to existing rural businesses and uses such as expansions to the brewery and distillery based enterprises in the area.
- b) ancillary development for existing rural businesses and uses, including housing for workers engaged in agriculture or forestry.
- c) developments with a demonstrable specific locational need including developments for renewable energy production i.e. wind turbines, hydroelectric schemes and solar farms.
- d) tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.
- e) developments which result in the reuse or rehabilitation of derelict land or buildings (as recognised by the Vacant and Derelict Land Survey) for uses which contribute to the Green and Blue Network such as habitat creation, new forestry, paths and cycle networks.
- f) sensitive infilling of gap sites consolidating existing developments where it would define/provide a defensible boundary for further expansion.
- g) small-scale expansion of settlements on Arran and Cumbrae where a delivery plan is included and infrastructure capacity is sufficient or can be addressed by the development. This could include community led proposals for housing for people employed on the island where the proposal meets an identified deficiency in the housing stock and is required at that location.
- h) new housing in the countryside where it is a replacement or converted building or it is a house of exceptional design quality.
- i) sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g. shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable).

## The Coast Objective

We recognise the North Ayrshire coast is one of Ayrshire's primary economic and environmental assets. We want the LDP to support the development of marine activities and infrastructure, tourism and business. We recognise coastal investment can improve the profile and desirability of Ayrshire by increasing the tourism volume and value, which in turn can tackle high unemployment rates, supporting inclusion and improving productivity, improving skills and capacity levels.





Development proposals should not result in damage to our coastal environment, particularly sensitive or remote coastal areas, unless the economic benefit arising from the proposal outweighs the environmental impact. The natural and environmental policies in this Plan set out areas of our coastline we will want to protect from development.

A range of uses will be supported to support our coastal economy. In principle, we will support development proposals that:

- a) are consistent with Policy 24: Alignment with Marine Planning policy.
- b) assist to develop and strengthen North Ayrshire's coastal economy and marketability.
- c) improve accessibility to visit and explore North Ayrshire's coast and islands.
- d) improves the physical connections between settlements for all abilities and multi user access.
- e) enhance existing strategic coastal marine assets and infrastructure – particularly where the development would address a qualitative deficiency in North Ayrshire's coastal tourism infrastructure.
- f) provide improved step ashore facilities for marine activity and tourism.
- g) provide jobs to North Ayrshire communities.
- h) complement the function of our town centres and improve viability and vibrancy of town centres.

## Supporting Development Objective: Infrastructure and Services

We want to ensure that there is adequate capacity in our infrastructure and services for us to deliver new development and achieve our Vision.

While we expect the majority of development to be directed towards sites that have infrastructure or services in place there will be a number of developments that will require further infrastructure provision and we will require contributions to address any identified capacity issues that arise as a result of the development.

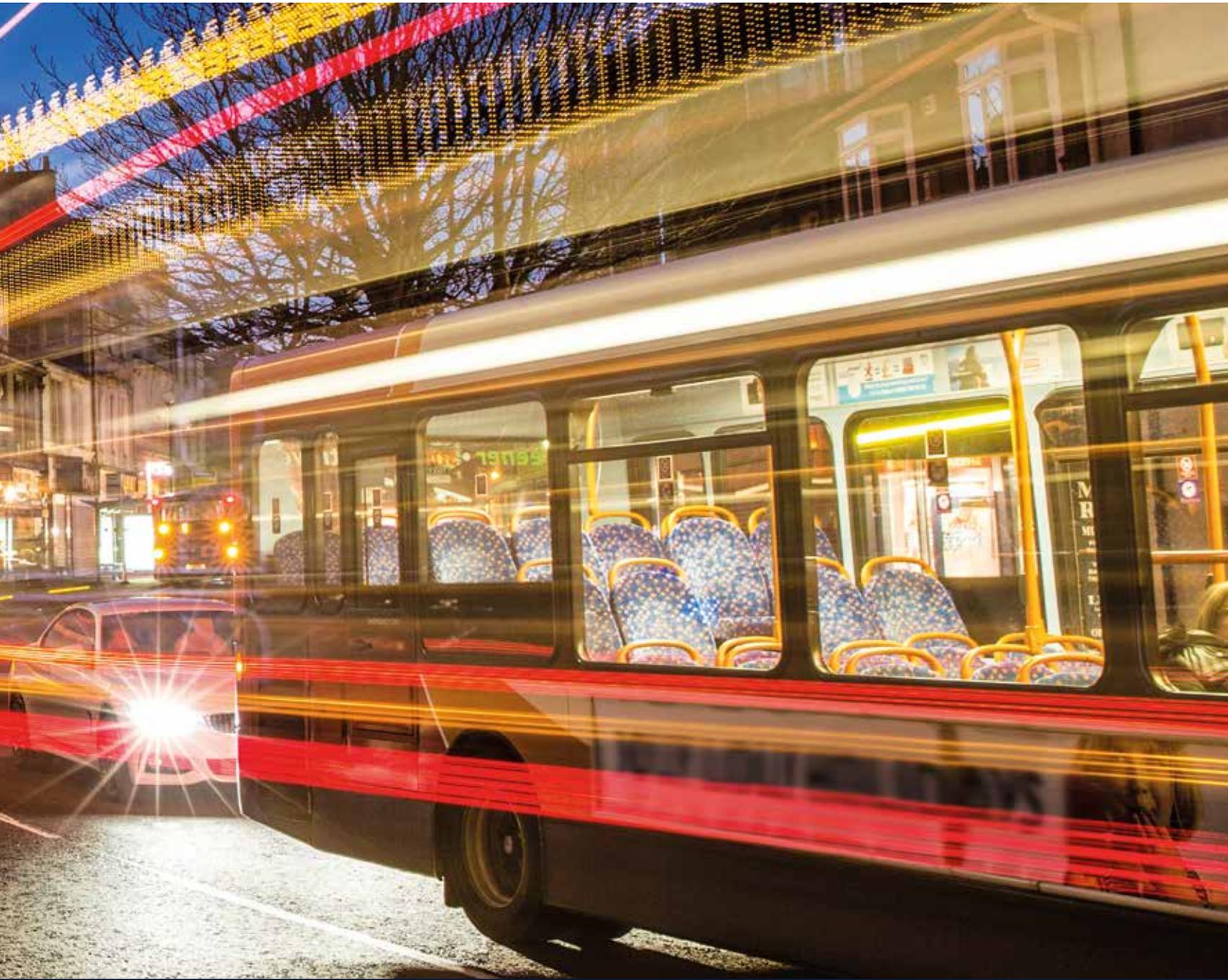
We will support developments where there is sufficient public infrastructure, public services and where environmental impacts have been minimised. Developer contributions, where required for the following, will be sought through planning conditions or, where this is not feasible,

planning or other legal agreements where the tests in Scottish Government Circular 3/2012 are met:

- Road and transport provision.
- Education provision.
- Affordable housing provision.
- Water and sewage provision.
- Open Space provision (including blue & green networks).
- Community facilities
- Waste management facilities
- Green infrastructure and historic heritage

We will expect the use of materials that reduce excessive maintenance and do not exacerbate existing environmental constraints such as flooding. We recommend early discussions with us and infrastructure providers to consider what infrastructure and services may be required for proposed developments.





**We want to ensure there is capacity in our infrastructure to deliver new development**



Strategic Policy 2:

# Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places.

The policy also safeguards, and where possible enhance environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

## Six qualities of a successful place

### Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

### Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking.

### Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

### Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

### Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

### Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Strategic Policy 3:

# Strategic Development Areas





We will support the development of the Strategic Development Areas identified in this section, in line with the guidance set out in the following pages.

Proposals must demonstrate they do not adversely impact on the environmental quality of North Ayrshire by way of adverse impact on soils, water, air, population, human health, cultural heritage, material assets, climatic factors, landscape and biodiversity (flora and fauna). Proposals may require to be the subject of a separate strategic environmental assessment.

Where masterplans have been approved by us we would expect subsequent detailed proposals to align with them.

We will give consideration to masterplans submitted in support of development proposals

where they have not been formally approved by the Council as planning authority, however the information attached to any such masterplan will generally be considered for information only.

Where alternative uses are proposed, we will determine the acceptability of the proposals on the basis of whether they can positively contribute towards delivering strategic objectives namely the social, economic and environmental implications of alternative uses in helping us achieve the vision for a healthier, working, safer and thriving North Ayrshire.

Our Capital Investment Strategy (see schedule 8) and Action Programme will be critical to delivering the strategic development areas, and we will work with partners to demonstrate how and when development will take place.



## Strategic Development Area 1: Hunterston

### National Offshore Wind Turbine Test Facility & Marine Yard

The temporary National Offshore Turbine Test Facility has secured Scotland's place as an international leader in offshore wind energy research and development.

The Marine Yard provides opportunities for industries with a specific locational need for access to water.

Hunterston Nuclear

Marketable  
Employment Land

Hunterston Deep  
Water Port and  
Bulk Terminal

Hunterston  
Rail Loop

**Hunterston Deep Water Port has the deepest sea entrance on the west coast of the UK. It can accommodate the largest capped sea vessels and handle most types of bulk cargoes including liquid bulks.**

### Bulk Terminal

The Bulk Terminal sits on 872 acres site covering both land and water and includes 200 acres of available land for development as well as fully serviced offices. The operational facility includes a multidirectional conveyor with a fast discharge rate and is capable of handling most bulk, solid and liquid products.

# Hunterston

We recognise the strategic national importance of Hunterston as an energy hub and deep water port. We strongly support the inclusion of Hunterston in the National Planning Framework 4. In particular we will support the following uses:

## Hunterston Deep Water Port

- Renewables generation, manufacture, maintenance, research and development, testing and training (including support for a renewables skills academy)
- Grid reinforcements (including support for additional connections)
- Maritime construction and decommissioning (including oil and gas structures)
- Bulk handling facilities for importing, processing and distributing all dry and bulk liquid cargoes
- Bio-mass energy generation
- Other storage, processing and distribution uses and general light industrial activities where they would not undermine the strategic importance of, and unique assets of Hunterston as a deep water port.

## Hunterston Nuclear

- New Nuclear energy generation including a new reactor
- Nuclear decommissioning and radioactive waste management from within the site
- Other facilities for large and small scale power generation

We would expect all development to take account of the special environmental and safety constraints of Hunterston including detailed transport studies to identify options for enhancing port/rail/road accessibility, and management of impact of uses on nearby communities.

## Energy Sector & Nuclear Facilities

Hunterston provides a unique combination of energy generation, infrastructure and network accessibility.

The decommissioning of Hunterston A is ongoing and will be followed at some point after 2023 by the decommissioning of Hunterston B. We want to support the retention of the high value jobs in the energy industry at Hunterston.



## Strategic Development Area 2: Ardrossan

We will support proposals that deliver the following improvements to the Ardrossan Harbour infrastructure:

- New Maritime Hub (including marina expansion associated with Ayrshire Growth Deal Projects)
- New Passenger Access System (PAS)
- New Marshalling Area
- Rail Station Pedestrian Connections
- Town Centre Connections
- Quay Improvements
- New Linkspan
- Navigation Aids
- New Signage



# Ardrossan Harbour and North Shore

Ardrossan is one of Scotland's largest and busiest ferry terminal and benefits communities and businesses across Ayrshire. The regeneration of Ardrossan Harbourside is, therefore, one of the key strands of the wider Ayrshire Growth Deal.

We support the regeneration of Ardrossan North Shore area for residential and mix use development, particularly where community uses can be integrated into the development, which will increase pedestrian flow through the area and into the town centre.

The Plan supports development that:

- improves accessibility, quality and reliability of ferry services supported by excellent multi-modal transport interchanges that offer travel choice for all users.
- supports Island communities with efficient life-line services in an inclusive and locally valued manner.
- maximises economic links between Ayrshire and Arran and Argyll and Bute
- address socio-economic needs of local communities in capturing new, inclusive economic activity that extend economic resilience across mainland and island communities.
- delivers community priorities identified through the Three Towns Charrette.
- includes commercial leisure (including a hotel) and employment uses at the Harbour.
- provides active travel routes into and throughout the site, and regeneration of vacant land to form urban parkland.



Strategic Development Area 3: i3 - Irvine



# i3 - Irvine

i3 Irvine is south west Scotland's leading innovation and industrial investment location. The campus offers businesses a range of attractive serviced sites with excellent access to the road and rail network. This is a flagship location which can meet a wide range of business needs.

A range of industrial uses will be supported in line with the Irvine i3 masterplan. In particular, we will support:

- Proposals for a bio refinery at i3
- Proposals for a Medicine Manufacture Innovation Centre
- Proposals for advanced manufacturing space, for the preparation and servicing of development land and the construction of advance manufacturing space to meet demand from high value sectors, including chemical and life science manufacturing.

## Enterprise Area and Pilot Tax Incremental Financing Scheme

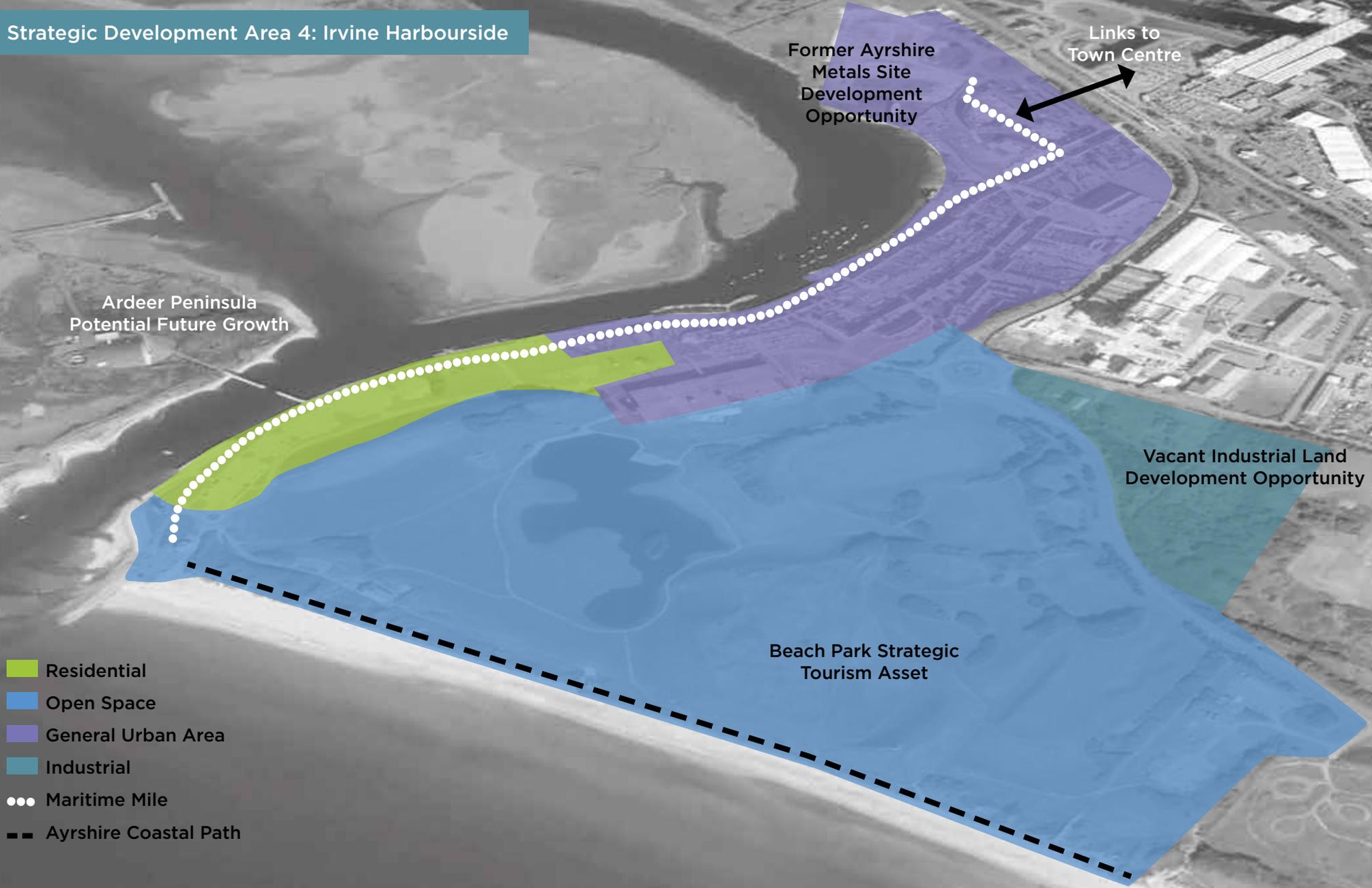
Irvine is Scotland's largest designated Enterprise Area with 132 ha of allocated land. The site is unique with both business rates relief and accelerated capital allowances available on different parts of the Enterprise Area. Irvine Enterprise Area has large, flat, serviced sites available for development, together with a range of premises under refurbishment which will soon be ready for occupation.

As part of the Enterprise Area, new development within i3 enjoys the benefit of streamlined planning, building warrant and road construction consent processes through Planning Protocol.

We are also implementing a pilot TIF Scheme with the Scottish Government at i3 to unlock investment in infrastructure to deliver more jobs at i3.



Strategic Development Area 4: Irvine Harbourside



# Irvine Harbourside

We want the LDP to support the development of a ‘Maritime Mile’ at Irvine Harbourside by making best use of the Harbourside’s unique location, heritage and environment to create new opportunities for local people and attract new investment into the area. A range of uses will be supported at Irvine Harbourside.

In particular, we will support the following uses, particularly where forming part of a comprehensive masterplan:

- New residential development, comprising both affordable and market housing
- A range of commercial leisure facilities, particularly those that enhance or develop the maritime tourism potential of the area
- Proposals that strengthen physical and digital links between the town centre and harbourside to enhance the vitality and vibrancy of town centre and harbourside.

- Proposals that are in keeping with the character of the area as an edge of town centre location.
- Proposals that result in the productive reuse of vacant land identified as development opportunities

As part of the Ayrshire Growth Deal proposals, the Ardeer peninsula is identified as a potential growth location for residential, tourism, industrial and, commercial leisure uses. We have recognised the potential for this location to be developed over a longer period, as a ‘Potential Future Growth Area’.

Proposals for development within the Potential Strategic Growth Area will be assessed in terms of environmental and infrastructure capacity in a future development plan.

There is a historic Special Development Order (SDO) at the Ardeer Peninsula. We will revoke the SDO to modernise the existing regulatory framework for Ardeer, to provide a more appropriate framework to support longer term ambitions.



Strategic Development Area 5: Montgomerie Park - Irvine



Eglington Country Park

Simplified  
Planning Zone

Strategic Housing  
Growth Area

Future  
Housing

General Urban Area:  
Support for Education  
and Community Facilities

A78

Irvine Town Centre

# Montgomerie Park - Irvine

We are committed to supporting the development of housing at Montgomerie Park.

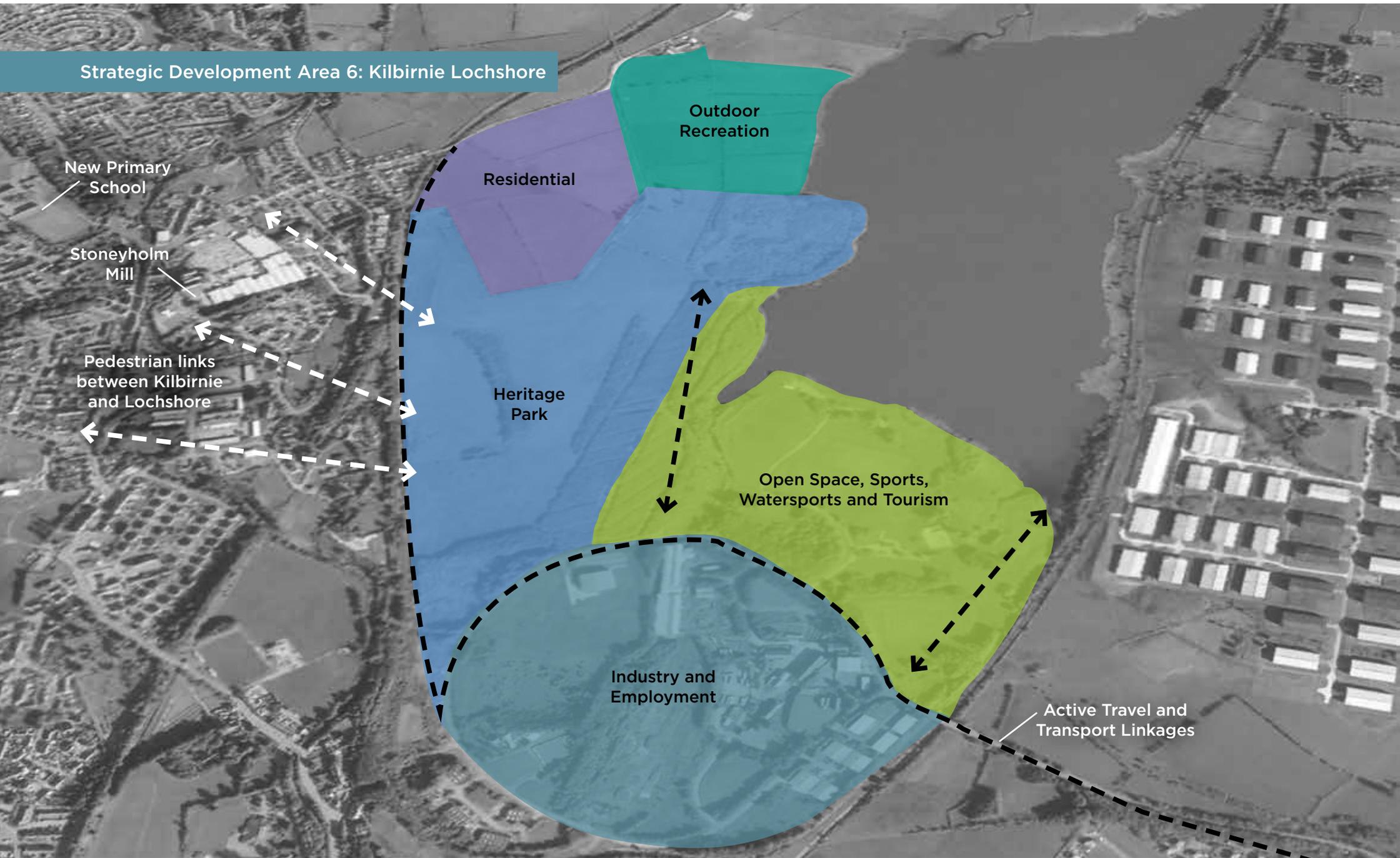
A Simplified Planning Zone will cover part of the area shown as 'Strategic Housing Growth Area' and will work to simplify the process of delivering new homes at this location. We will support a mix of tenures and delivery mechanisms at this site, including self-build development.

Our capital investment strategy supports growth at this location by investing in infrastructure to unlock development at the site and a new primary school to serve the catchment.

We will also support other community amenities, such as shops, for local residents.



Strategic Development Area 6: Kilbirnie Lochshore



New Primary School

Stoneyholm Mill

Pedestrian links between Kilbirnie and Lochshore

Residential

Outdoor Recreation

Heritage Park

Open Space, Sports, Watersports and Tourism

Industry and Employment

Active Travel and Transport Linkages

# Kilbirnie

We will support the redevelopment of Lochshore, Kilbirnie as a region-wide destination for the Garnock Valley. We will support proposals for a range of uses including: residential, commercial leisure, tourism accommodation, sports, active outdoor play and community woodland.

We will support a range of suitable re-uses of the B listed Stoneyholm Mill, which could include residential, office, commercial, leisure or other appropriate uses.



Strategic Development Area 7: Brodick



Brodick Harbour Terminal and operational port area

Arran Gateway: Suitable for commercial leisure, marine tourism and retail facilities

Market Road Commercial: Suitable for a mix of commercial and industrial proposals. We will support proposals that enhance the visual amenity of the area.

# Brodick

We will support development that helps the Brodick Gateway / Market Road to maximise the potential for the area as the principal gateway to an outstanding natural environment, including improving transport infrastructure and creating a positive visitor experience. We also recognise that Market Road provides an important supply of employment land for Arran.

Any loss of employment land at this location should be managed through a masterplan approach, which provides a supply of employment land that is at least of equal quality to serve the island. This would address transportation issues in the Market Road area, and any future industrial location.



Strategic Development Area 8: Cumbrae - Millport



- Conservation area
- CARS Grants area
- Shop front improvement area

# Cumbrae - Millport

The Plan will support the implementation of the Millport Conservation Area Regeneration Scheme (CARS), which will achieve a positive transformation for the Conservation Area through:

- repairing and reinstating the architectural details of historic properties, including shop fronts, thereby improving the character and appearance of Millport for residents, businesses and visitors.
- developing advice and skills to promote and care for Millport's built heritage.
- encouraging community engagement, participation and enjoyment of Millport's built heritage. CARS funding partners include Historic Environment Scotland and North Ayrshire Council.

We will also support the implementation of the Millport flood prevention scheme and associated regeneration opportunities that can provide or enhance tourism facilities, including step ashore facilities for marine activities.



Strategic Policy 4:

# Delivering on Community Priorities

In support of our overall vision for a healthier, working, safer and thriving North Ayrshire, we will recognise and give due weight to proposals that address the priorities identified by our local communities including an assessment of whether the proposal promotes equality of opportunity and inclusive growth in line with our Fair for All approach.



North Ayrshire  
Community Planning Partnership

## Community Planning

We want communities to be at the heart of our decision-making process. We recognise the Localities Planning Partnerships and the areas that they cover. The LDP shares the vision North Ayrshire – A Better Life with our six Partnerships and acknowledges that they have their own priorities. We want to ensure that Locality Priorities are given appropriate consideration when development is proposed within their area.

## Fair For All: Our Locality Planning Partnership Priorities

### Irvine Locality Priorities

- Employment and the economy
- Mental health
- Traffic and parking
- Influence and sense of control

**page 40**

### Three Towns Locality Priorities

- Economy
- Regeneration
- Communication

**page 42**

### Kilwinning Locality Priorities

- Employability
- Traffic and parking
- Housing and community

**page 44**

### Arran Locality Priorities

- Affordable housing
- Transport
- Social isolation

**page 46**

### North Coast and Cumbrae Locality Priorities

- Financial inclusion
- Social isolation – older people
- Stress and anxiety – younger people

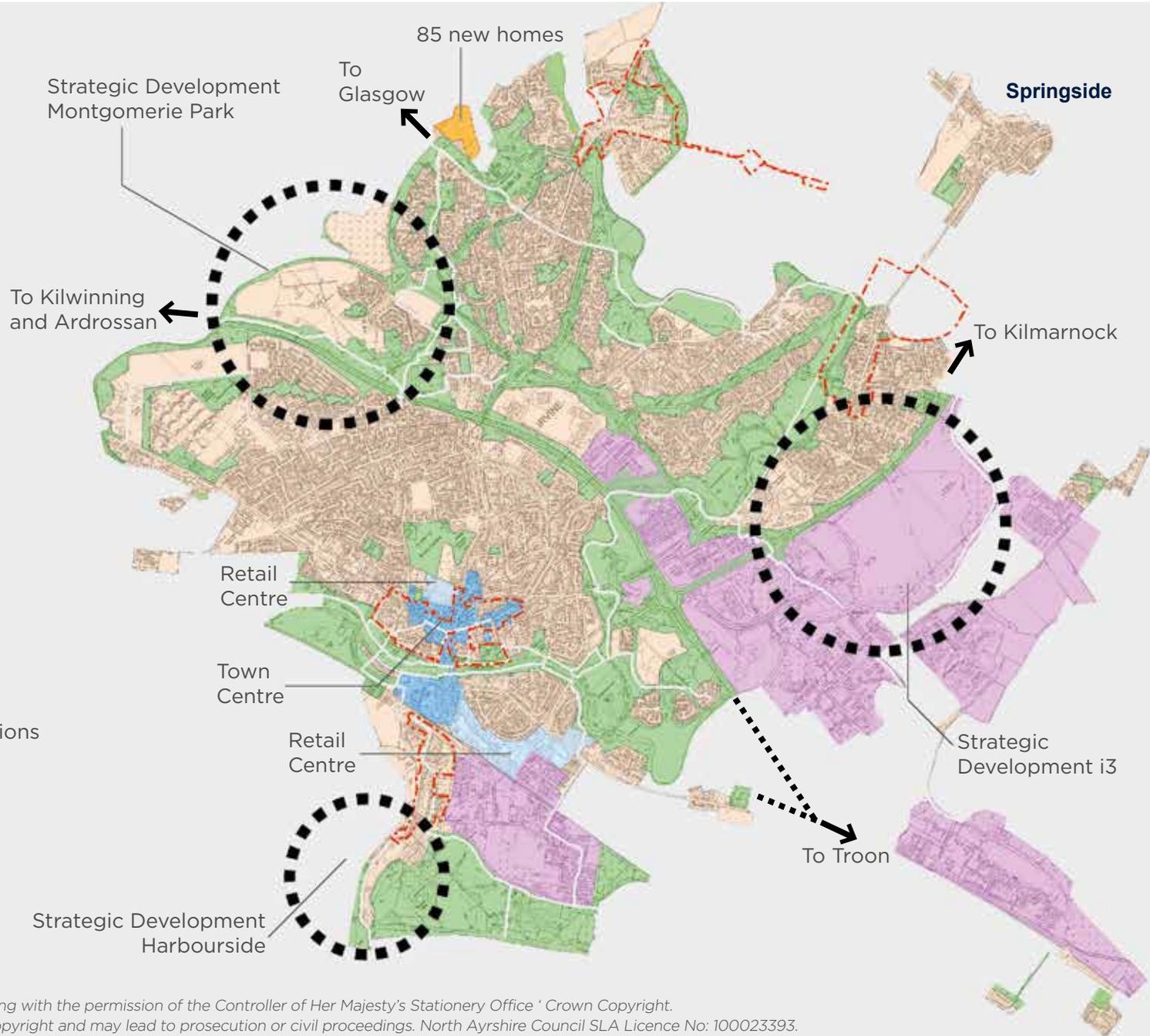
**page 50**

### Garnock Valley Locality Priorities

- Moving around
- Facilities and amenities
- Work and the local community

**page 54**

# Irvine



-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area

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## 39,517 ESTIMATED POPULATION

of Irvine locality in 2016 - 29% of the total North Ayrshire population

**4.5%** The Irvine locality unemployment claimant rate was 4.5% as of March 2017 - the second highest in North Ayrshire

## ♂ MALE LIFE EXPECTANCY 69yrs

Life expectancy for males born in Castlepark North today. The Irvine locality has the lowest median male life expectancy in North Ayrshire at 72.7 years

## ♀ FEMALE LIFE EXPECTANCY +9yrs

has improved most in Irvine Broomlands - up 9 years from 76 in 2007 to over 85 years in 2013

## 103 per 1,000

Irvine had the joint highest crime rate in 2015/16 at 103 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

## Over 65s



Residents aged 65yrs and over make up well under a fifth of the local population - the second lowest rate of all six localities. By 2026 this will rise to one quarter of the Irvine locality population

## 0.55 DEPENDENCY

The Irvine locality has the lowest ratio of young and older residents to working age residents of all six localities. A ratio of 0.55 compared with a North Ayrshire ratio of 0.60

## Smoking

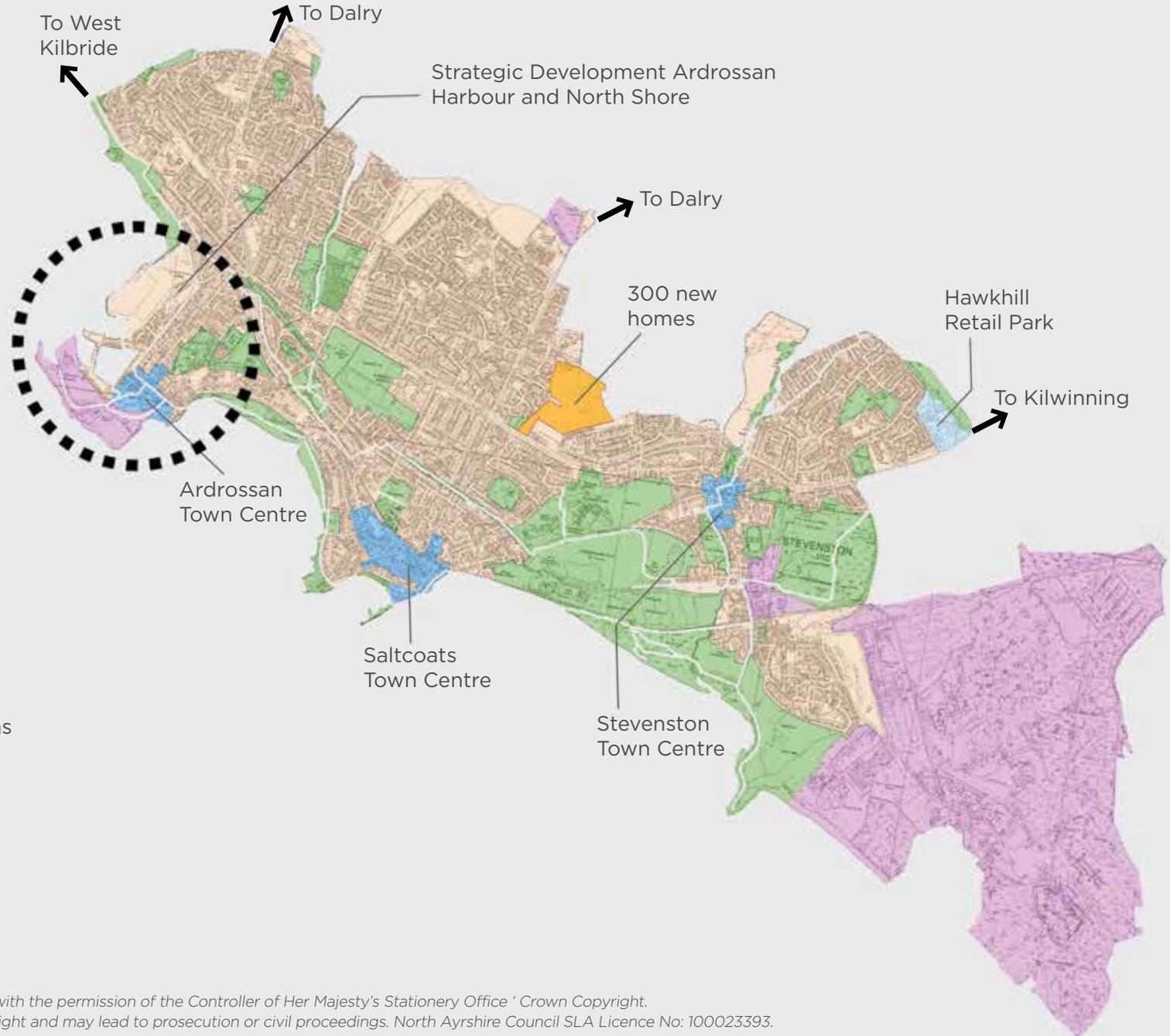
17% of Irvine locality residents smoke compared with 15% across North Ayrshire. The joint highest rate with the Garnock Valley locality

## Education

Over a quarter of the locality's datazones fell in the top 15% most education deprived in Scotland. Over 10% more than the North Ayrshire rate (15.1%)

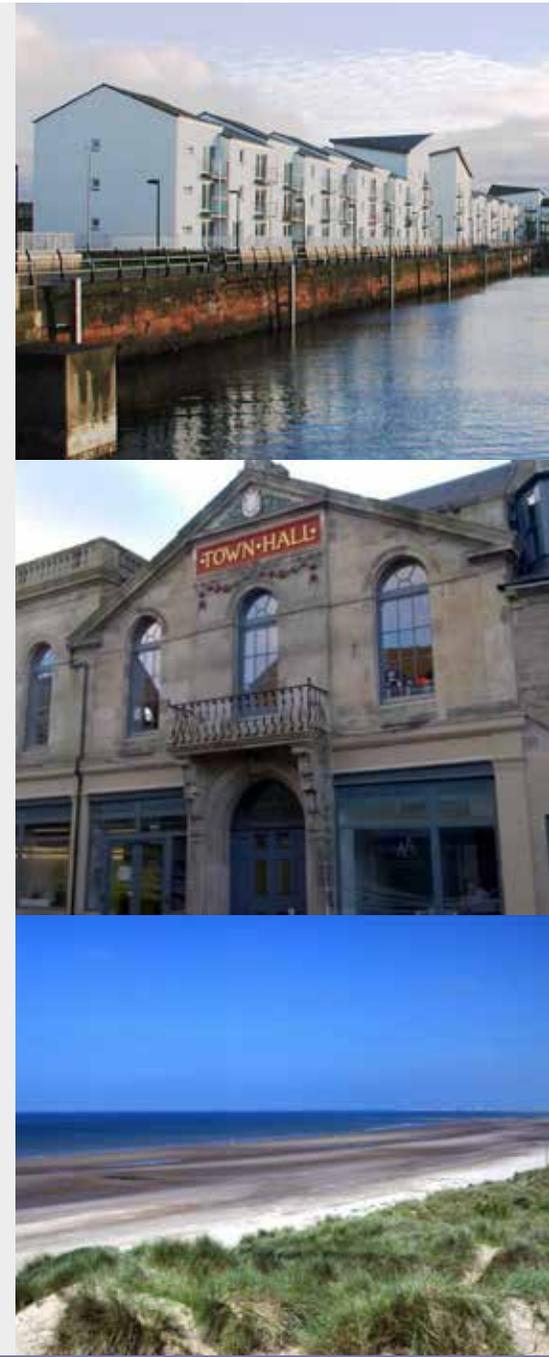


# Three Towns



- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area

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## 32,915 ESTIMATED POPULATION

of Three Towns locality in 2016 - 24% of the total North Ayrshire population

19 of the Three Towns' 44 datazones (43.2%) fall in the top 15% most health deprived in Scotland - the highest rate for any locality



**5.1%** The Three Towns locality unemployment claimant rate was 5.1% as of March 2017 - the highest in North Ayrshire

## MALE LIFE EXPECTANCY 81yrs

Life expectancy for males born in Ardrossan North West today - over four years above the national average

## FEMALE LIFE EXPECTANCY 79yrs

Female life expectancy is the lowest of all six localities compared with North Ayrshire at 80.7yrs

## 50%

Median gross household income in over half of all Three Towns postcodes (50.4%) falls below the North Ayrshire median of £24K

## 103 per 1,000



Three Towns had the joint highest crime rate in 2015/16 at 103 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

## Over 41%

of the Three Towns' population live in areas falling in the top 15% most multiply deprived in Scotland (North Ayrshire 27.4%)

## Access to services

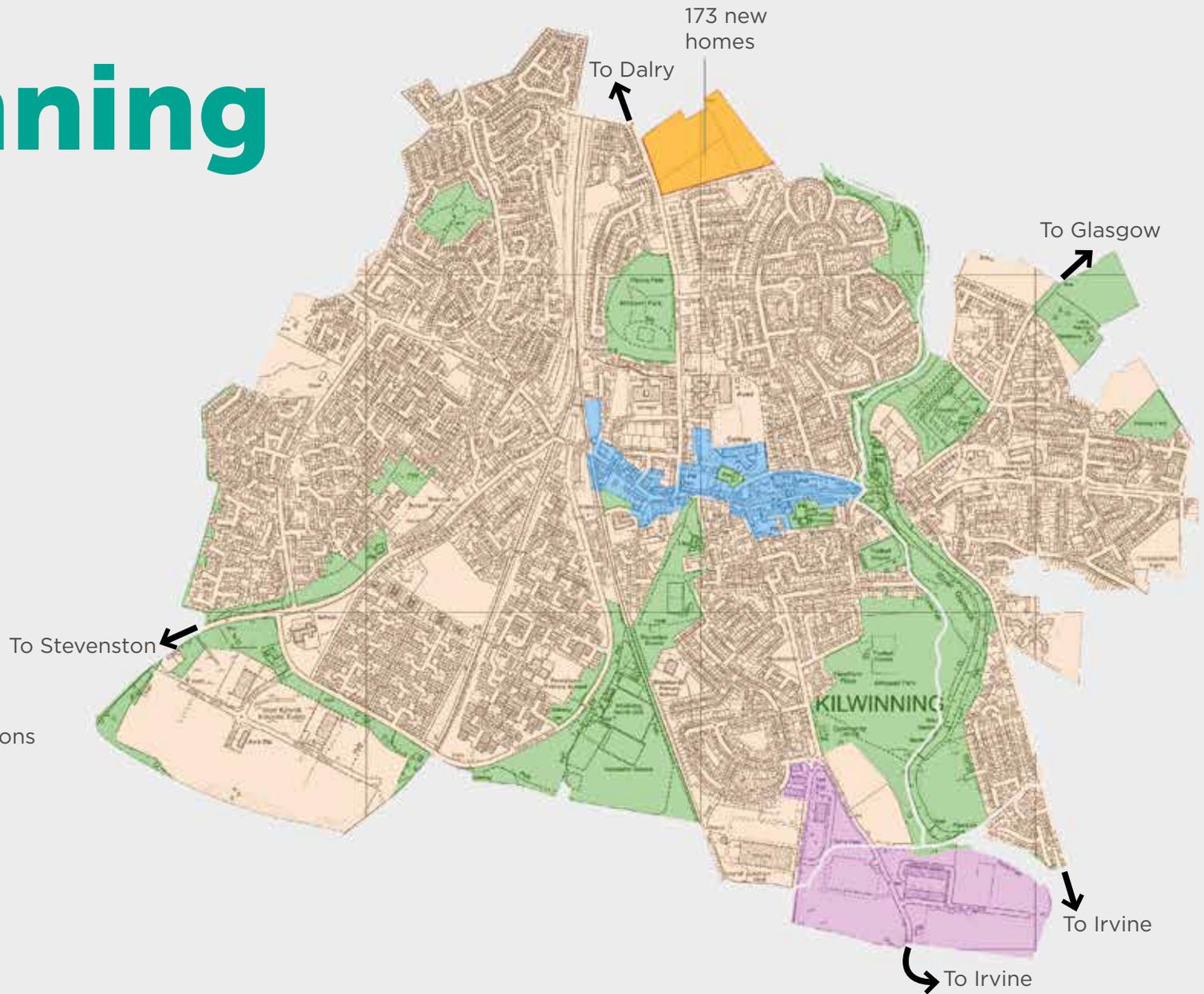


The Three Towns locality has the best access to services of all localities, with no datazones identified as access deprived in the 2016 SIMD

# Kilwinning



-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area



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## 16,181 ESTIMATED POPULATION

of Kilwinning locality in 2016 - 11.9% of the total North Ayrshire population

## 21yrs

The difference in male life expectancy between Kilwinning Whitehirst Park and Kilwinning West & Blacklands neighbourhoods

The Kilwinning locality unemployment claimant rate was 3.8% as of March 2017 - the third lowest after Arran and North Coast localities

## MALE LIFE EXPECTANCY 92yrs

Life expectancy for males born in Kilwinning Whitehirst Park today. This is the highest male life expectancy in Scotland

## FEMALE LIFE EXPECTANCY 80yrs

Female life expectancy has improved most in Kilwinning Pennyburn - up 6.6 years to 80 years.

## Over 65s



Kilwinning has the lowest rate of over 65s of all six localities (17.8%)

## Under sixteens

Currently make up almost a fifth of the local population (18.8%). This is the highest rate of all six localities compared with a rate of 17% for North Ayrshire

## 45%



Median gross household income in almost half of all Kilwinning postcodes (45%) falls below the North Ayrshire median of £24K

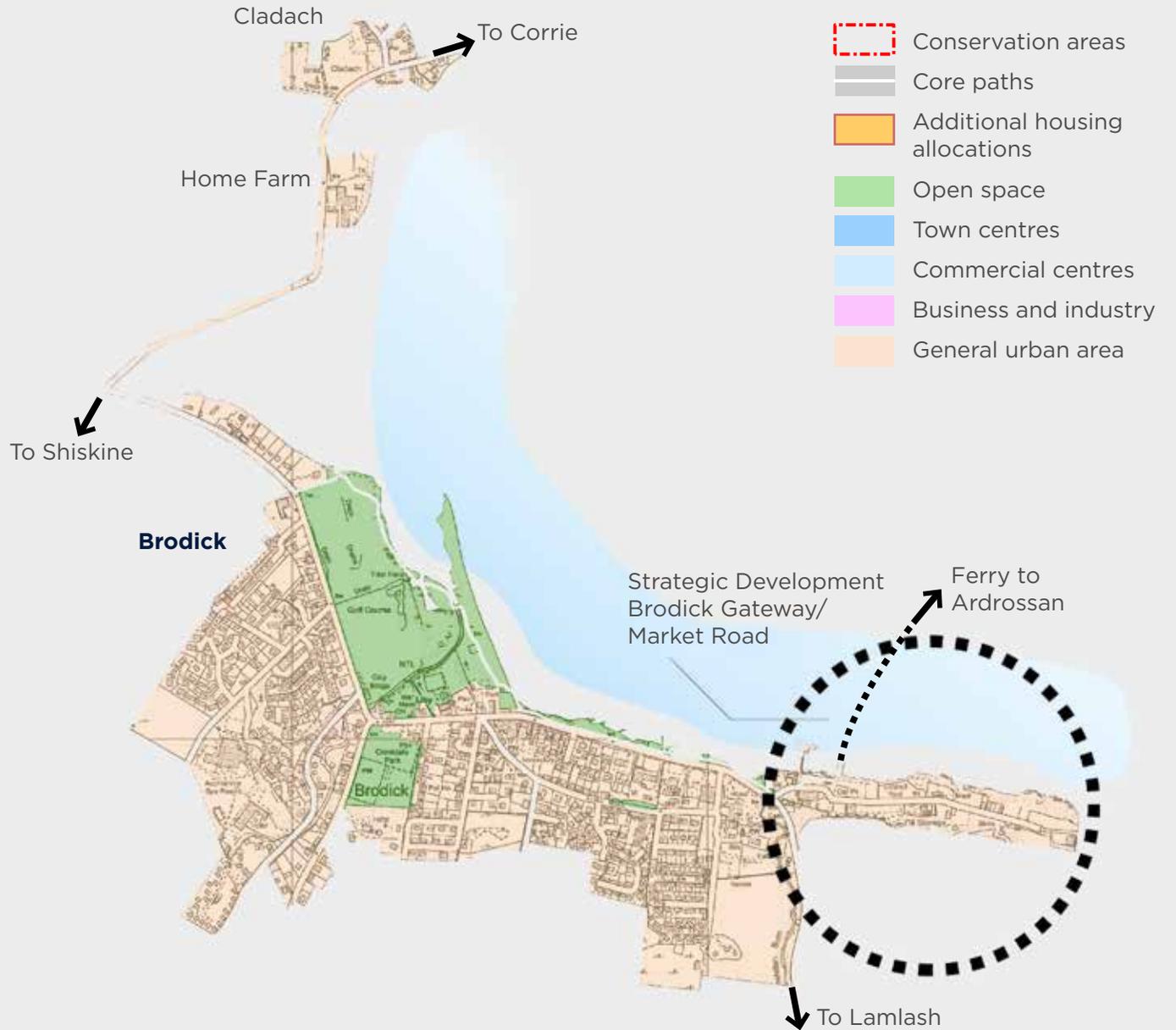
## Access to services



The Kilwinning locality's median household income to median house price ratio in 2016 was 3.12. This made Kilwinning the most affordable locality housing market in 2016.



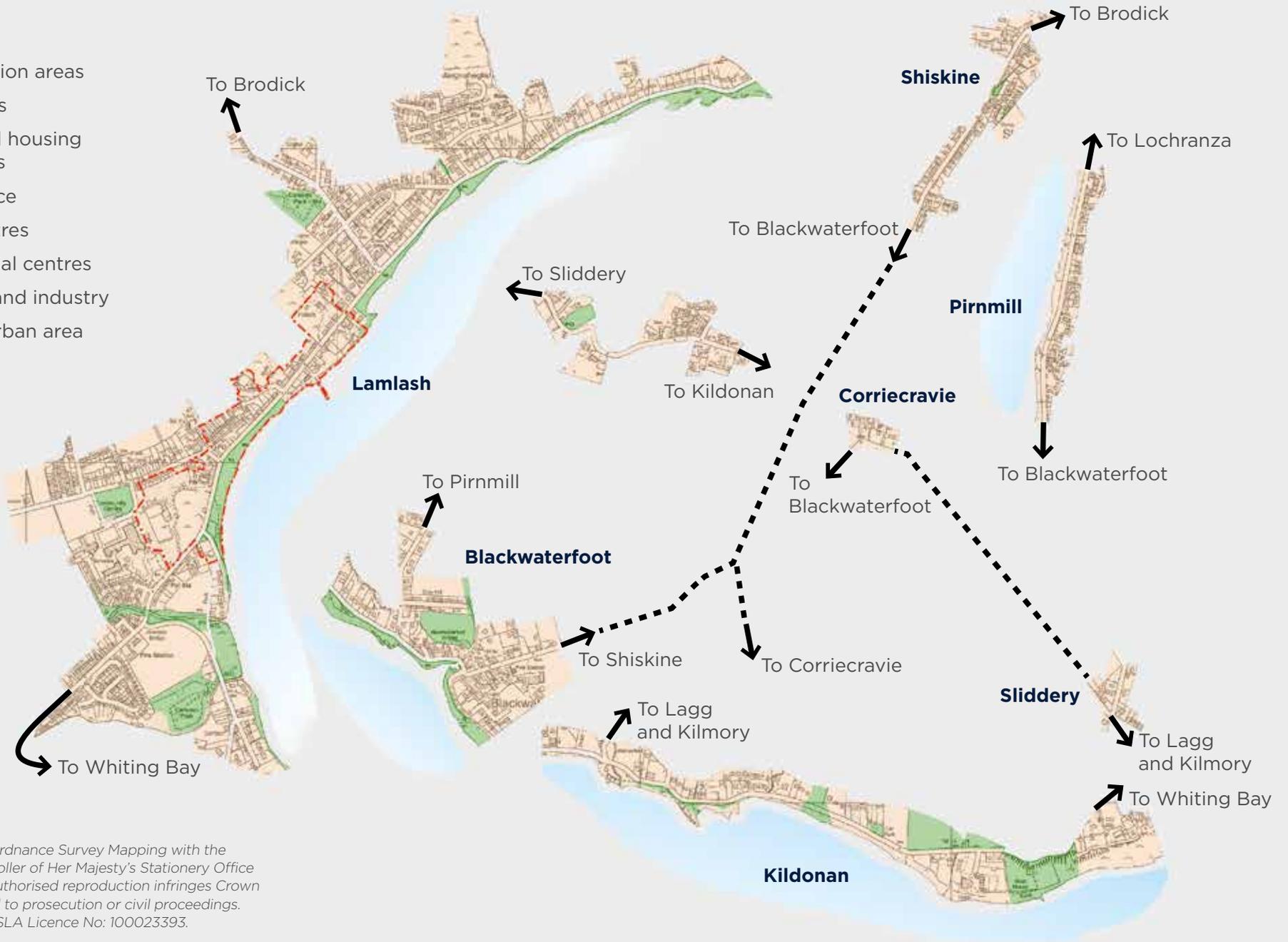
# Arran



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- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area



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## 4,562 ESTIMATED POPULATION

of Arran in 2016 - 3.4% of the total North Ayrshire population

## 26 per 1,000

Arran had the lowest crime rate in 2015/16 at 26 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

**1%** The Arran unemployment claimant count as of March 2017 was 1% - the lowest of all 38 intermediate zones in North Ayrshire

## MALE LIFE EXPECTANCY **81yrs**

Arran has the highest median male life expectancy of all six localities

## **87%**

Estimated gross household income (£31K) is above the North Ayrshire median (£24K) in almost nine out of ten Arran postcodes (87%)

## Over 65s

currently make up one third of the local population - the highest rate of all six localities. By 2026 this will rise to one half of Arran's population

## Working age

Residents aged 16-64 yrs are projected to fall by almost half by 2026 to less than 4 in 10 of the local population

## Access to services

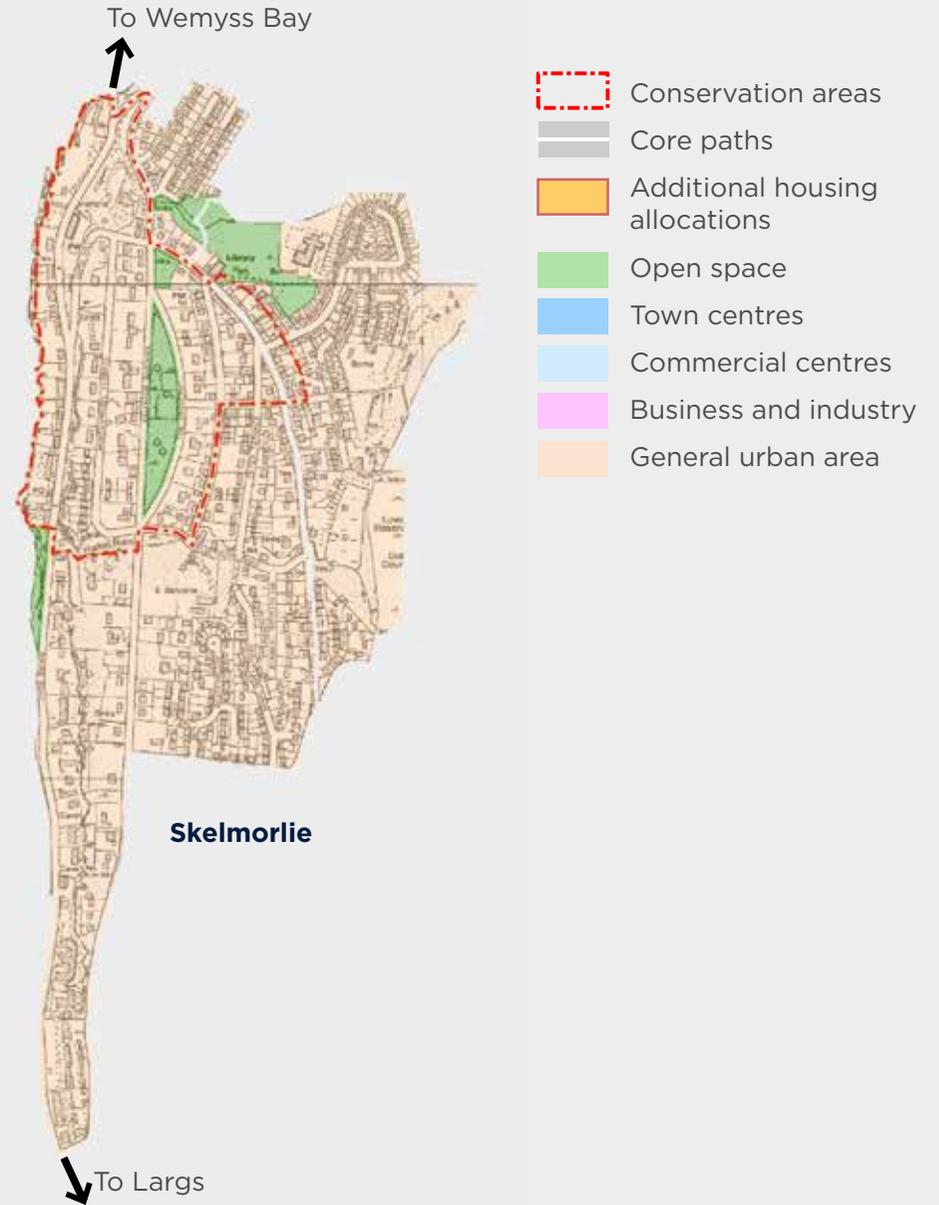
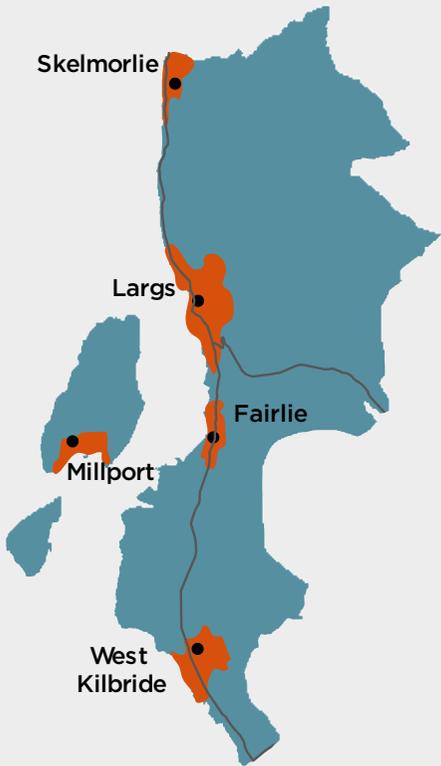
Approximately 44% of Arran's population live in datazones that are in the top 15% most Access deprived in Scotland<sup>1</sup>

## £195,000

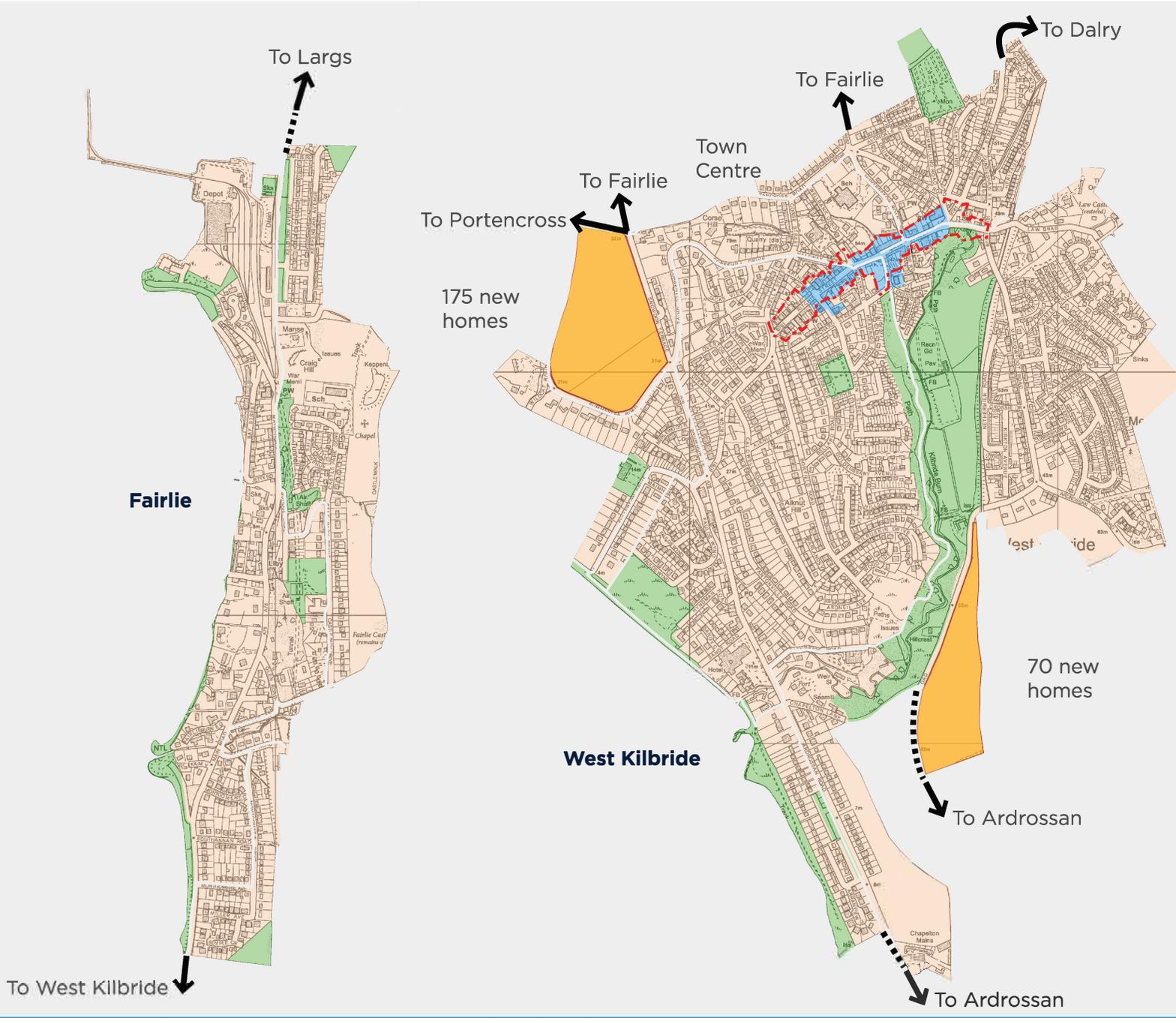
The 2016 median house price on Arran was 6.2 times the median household income in the locality

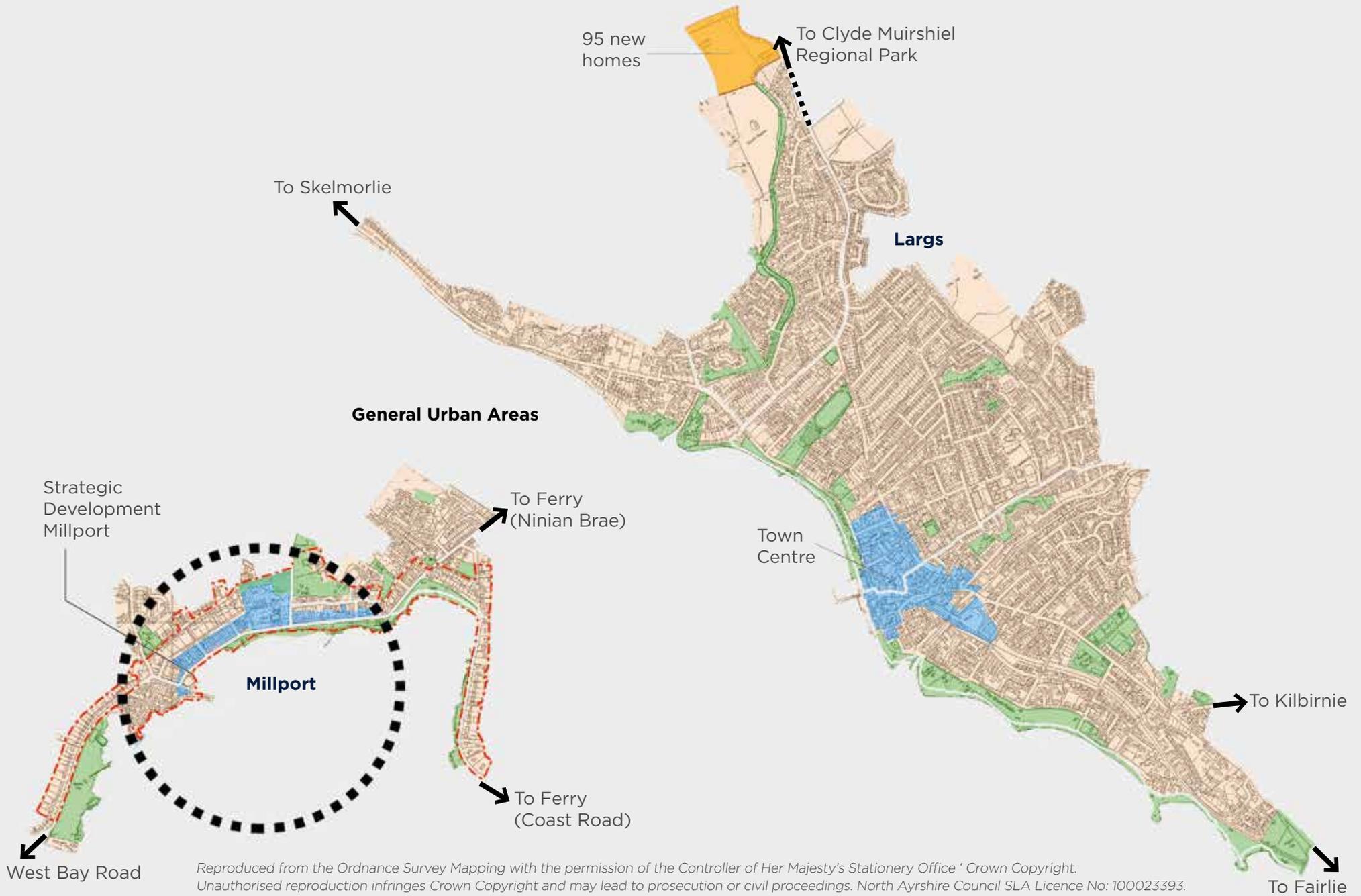
<sup>1</sup> Access measures private vehicle & public transport drive times to GP surgeries, Post Offices, retail centres, schools & petrol stations

# North Coast and Cumbrae



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**22,827** ESTIMATED POPULATION OF NORTH COAST

**48 per 1,000** 

North Coast had the second lowest crime rate in 2015/16 at 48 incidents per 1,000 population.

**2.2%** The North Coast unemployment claimant count is the second lowest of all six localities (2.2%)

Over 23% of North Coast households have an estimated gross income above £50K per annum - the highest rate in North Ayrshire **23%**

 **FEMALE LIFE EXPECTANCY 89yrs**  
Females in Fairlie can expect to live to 89 years - nine years above the Scottish average

**Over 65s**   
currently make up 30% of the local population - almost 9% higher than the North Ayrshire rate.

**0.77** **DEPENDENCY**  
The ratio of young & older residents to working age residents is 0.77 compared with 0.60 for North Ayrshire.

**Smoking**   
North Coast smoking rates are the lowest of all six localities at 10% compared with 15% across North Ayrshire

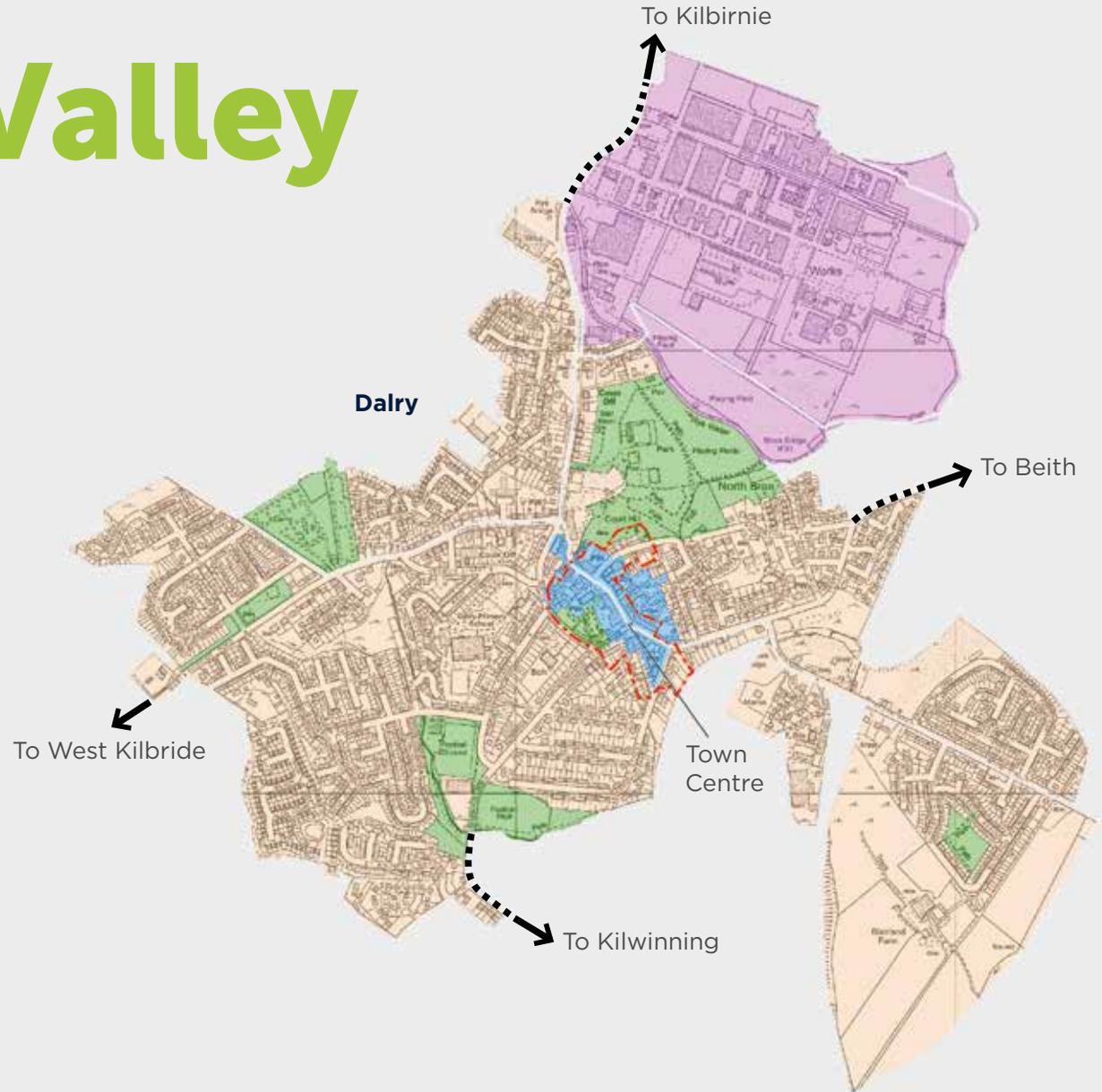
**Access to services**   
Approximately 23% of the North Coast's datazones are in the top 15% most Access deprived in Scotland

-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area

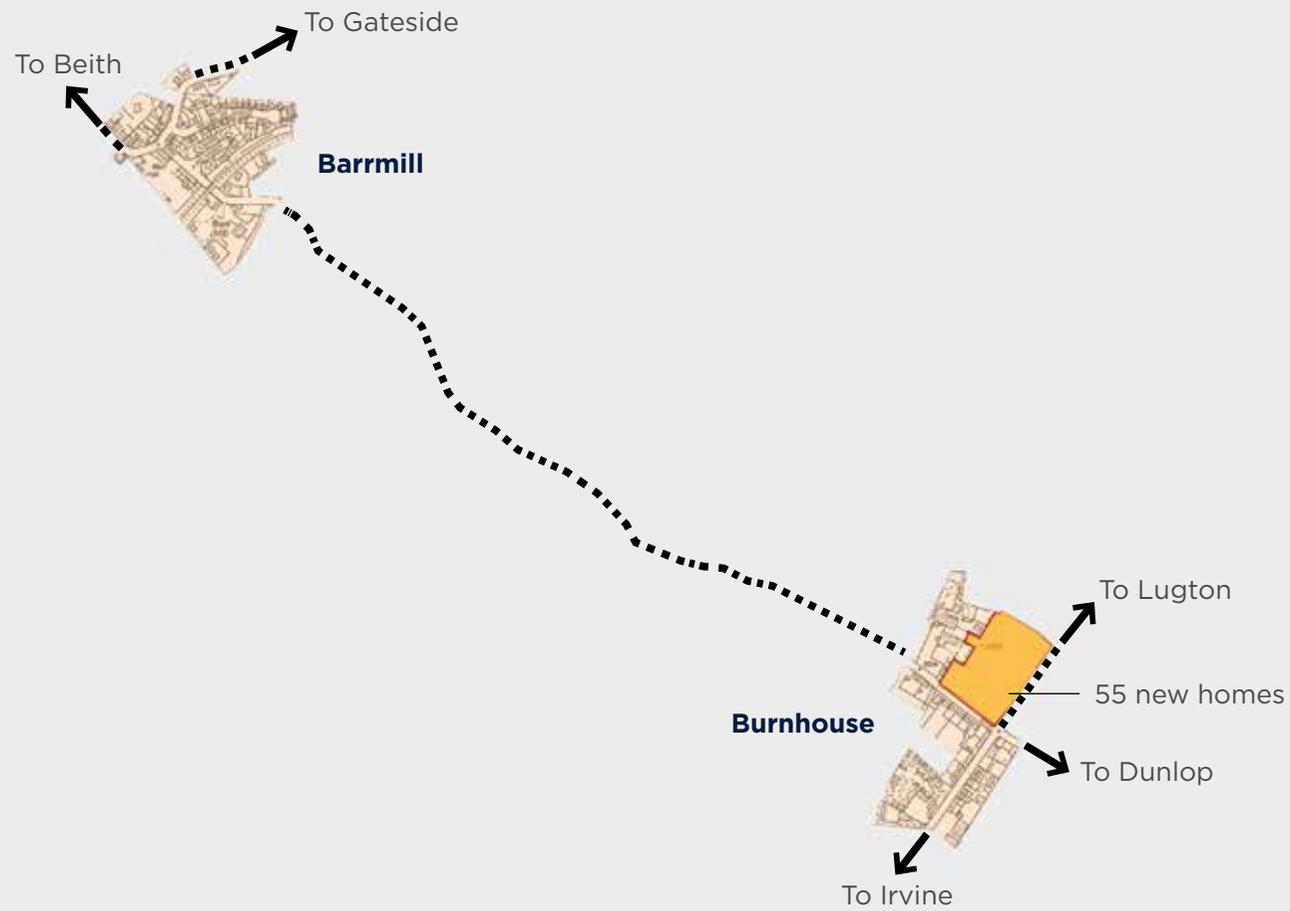
# Garnock Valley

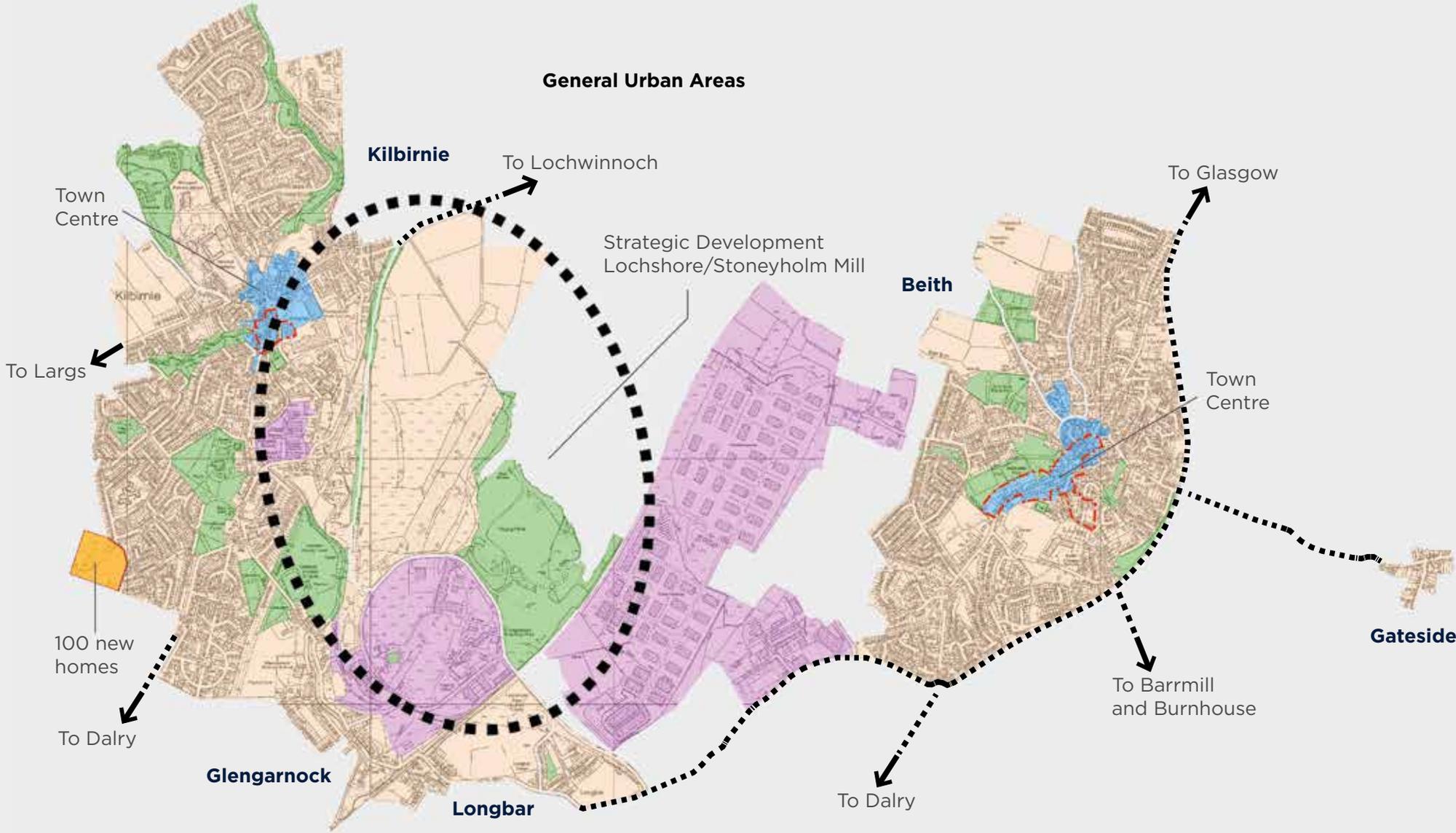


-  Conservation areas
-  Core paths
-  Additional housing allocations
-  Open space
-  Town centres
-  Commercial centres
-  Business and industry
-  General urban area



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## 20,128 ESTIMATED POPULATION

of the Garnock Valley in 2016 - 14.8% of the total North Ayrshire population

## 61 per 1,000

Garnock Valley had the third lowest crime rate in 2015/16 at 61 incidents per 1,000 population. This compares with a rate of 82 per 1,000 across North Ayrshire

**4.4%** The Garnock Valley unemployment claimant count as of March 2017 was 4.4% compared with a North Ayrshire rate of 4.1%

## MALE LIFE EXPECTANCY

is lower than the Scottish average in four out of six Garnock Valley neighbourhoods

## FEMALE LIFE EXPECTANCY **82yrs**

Female life expectancy in the Garnock Valley is 1.2 years above the North Ayrshire average

## Over 65s

currently make up less than a fifth of the local population and have increased by less than 5% since the last Census - the lowest in North Ayrshire

## Under 18 yrs

Population in the Garnock Valley has fallen by over 11% since the last Census. This compares with a North Ayrshire decline of 6%

## Smoking

17% of Garnock Valley residents smoke compared with 15% across North Ayrshire. The joint highest rate with the Irvine locality

## House price

The 2016 median house price in the Garnock Valley was £75K - compared with the North Ayrshire median price of £90K. The locality has the second lowest affordability ratio in North Ayrshire (3.21) 

# Detailed Policies

The following chapters contain subject specific policies which are designed to help deliver the Vision. These policies provide greater clarity on what proposals will need to comply with and we will assess proposals against these when determining planning applications.

The chapters align with the Planning Outcomes found in Scottish Planning Policy (2014):

## A Successful, Sustainable North Ayrshire

Policies support economic growth and regeneration. Subject policies include Housing, Business and Employment, Town Centres and the Historic Environment.

## A Natural Resilient North Ayrshire

Policies helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use. Subject Policies include Natural Environment (i.e. Environmental Designations), Green Infrastructure, and the Water Environment.

## A Connected North Ayrshire

Policies designed to support better transport and digital connectivity. Subject Policies include Active Travel, Transport and Digital Connectivity.

## A Low Carbon North Ayrshire

Policies aimed at reducing our carbon emissions and adapting to climate change. Subject Policies include Heat and Electricity, Waste and Minerals Development

# A Successful, Sustainable North Ayrshire

We want to enable a successful sustainable North Ayrshire by supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.

This chapter sets out the key policies for housing, regeneration, town centres, employment uses, tourism and the historic environment.

It will significantly contribute to our Healthier and Working North Ayrshire outcome by providing support for our 'bringing services together' and 'inclusive growth' themes mainly through our town centre first policy. It will also contribute to this outcome through our island specific policies for retail and other employment uses.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'open for business' internationalisation theme through our new housing, tourism, employment, branding and regeneration policies.

It will contribute to our Thriving North Ayrshire by providing support for our 'benefits the next generation' theme through our policy approach to protecting and enhancing our historic built environment – namely through our conservation areas, listed buildings, historic gardens, scheduled monuments, and archaeology.

Irvine – 2017 Winner Scotland's Most Improved Place

"There is obvious genuine pride taken by North Ayrshire Council and community partners in the progress that has been made. Combined, the regeneration activities in Irvine have had a transformative effect on the town centre, improving its image and making it more attractive for visitors, business and residents."



**SURF**  
Scotland's Regeneration Forum

## Delivering New Homes

We want to make sure we have enough land to enable new homes to be built over the next 10 years.

We recognise that we have a significant amount of land already earmarked for new housing but that the delivery of this has been significantly slowed by the prolonged recession.

We use a housing needs and demand assessment (an HNDA) to guide how many new homes will be needed over the next decade. This is informed, amongst other factors, by the level of population change that is expected.

Our HNDA suggests that almost no new houses will be needed throughout the Plan period. This does not reflect our understanding of future housing delivery as evidenced by our annual monitoring of housing supply and engagement with the

development industry. We acknowledge that there are aspirations and commitment for increased delivery of new homes by the market and direct intervention through our own commitment to building new social housing through the Strategic Housing Investment Programme that suggest new homes will continue to be delivered through the plan period.

We want to enable delivery of these new homes, taking the above difficult economic conditions affecting housing development in North Ayrshire into account, and therefore we have identified an effective supply of land for housing, added a generous allowance and promoted new allocations that will add choice and variety to our housing stock as well as set out our continued commitment to supporting innovation in the delivery of new homes.

**Our Strategic Housing Investment Programme includes provision for 1,500 new homes over the period 2018-2023. This investment in new housing will provide new general needs housing, as well as meeting a range of needs including older people and families with complex requirements. In addition to reducing waiting lists, the house-building programme will also make a significant contribution to our local economy through investment in jobs.**

## Housing Land Supply

### Established Housing Land Supply (2019 onwards)



### Effective Housing Land Supply

(capacity of land anticipated to be active 2019-2024)



### Long-Term Supply

(capacity of remaining housing land supply)



We recognise that although we have identified land with capacity for around 7000 new homes it is unlikely that all of these will be delivered within the Plan period.

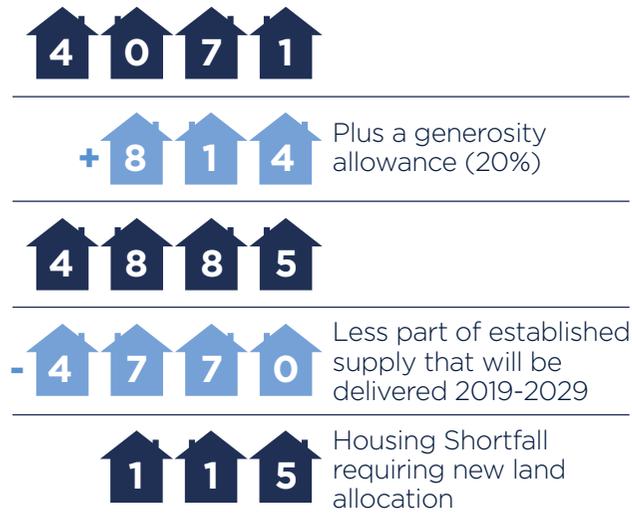
We think we have effective land with a capacity of around 4700 new homes. We expect this supply to deliver around 2810 new homes between 2019-2024.

## Housing Supply Target

While we have used the HNDA as a starting point, our Local Housing Strategy and the 2017 Housing Land Audit (HLA) have been crucial in informing our determination of how many new houses we agree will be delivered over the plan period.

We have identified an all tenure housing supply target of 4071 new homes and added a generosity allowance of 20%, accounting for some 814 units, that have to be identified in addition to the number of new homes we agree will be delivered. This means we think our Housing Land Requirement is 4885.

### Housing Supply Target for 10 year Plan period 2019-2029



## Allocations

We think the majority of new homes will be delivered by our established supply, both via the new homes already programmed but also via the remaining capacity of those programmed sites along with a relatively small contribution from our long term supply. However we received support through the Main Issues Report and from utility providers to allocate new deliverable sites to replace sites which we no longer think will be of interest to housebuilders. We have therefore allocated 8 sites with a capacity of around 950 new homes which we think will address any shortfall and deliver new homes.

## Affordable Housing Supply

We think that the Council's Strategic Housing Investment Programme (2017), fully meets the estimated need for new affordable housing over the plan period. As such, we have not set a developer contributions policy for affordable housing and this in effect releases another 900 homes to the all tenure supply - taking account of our existing supply. We will continue to encourage private development that provides qualitative additions to our housing supply, by providing housing to meet specific needs and low cost housing to buy.

## Embracing Innovation

Our Simplified Planning Zone at Montgomerie Park in Irvine is an example of our willingness to embrace innovative approaches to deliver new homes. We also want to recognise the unique circumstances on Arran and Cumbrae and will continue to work with communities and local businesses to address challenges there including by considering innovative approaches.

We will also continue to support self-build and plotted development opportunities for our recognised housing sites.

**Our Simplified Planning Zone at Montgomerie Park in Irvine is an example of our willingness to embrace innovative approaches to deliver new homes.**

## Policy 1:

## New Homes and Maintaining and Effective Housing Land Supply

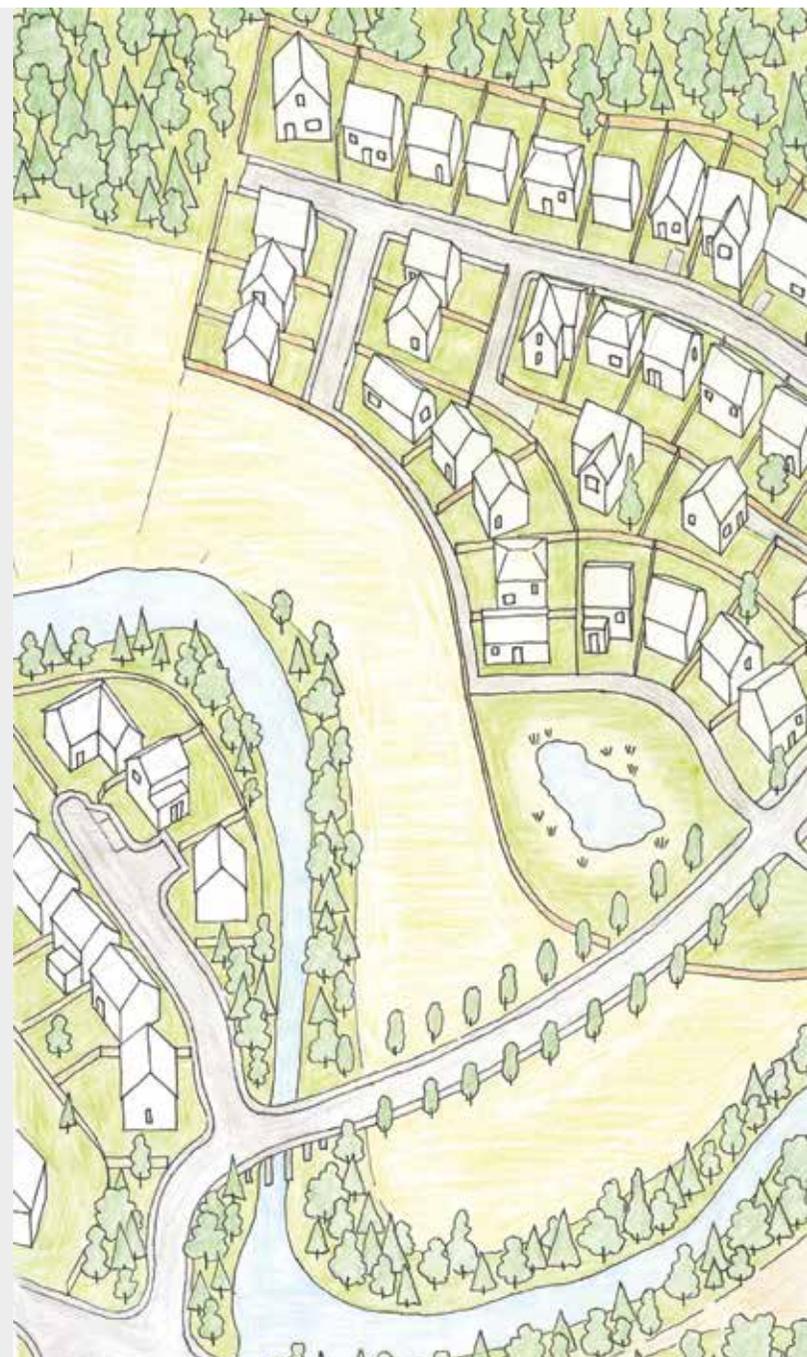
In principle, we will support and promote residential development of our 55 effective housing supply sites shown in appendix 2a and 2b. We will protect them by resisting alternative development, including significant reductions in capacity which would undermine our ability to confirm an ongoing 5-year land supply.

In principle, we will also support and promote residential development of our 35 long-term housing sites shown in appendix 3. In particular, but not limited to, where they would contribute to our ongoing 5-year effective land supply.

Notwithstanding the above, we will support ancillary development for a range of accommodating and integrated uses including locally important community, leisure, and other employment uses like shops,

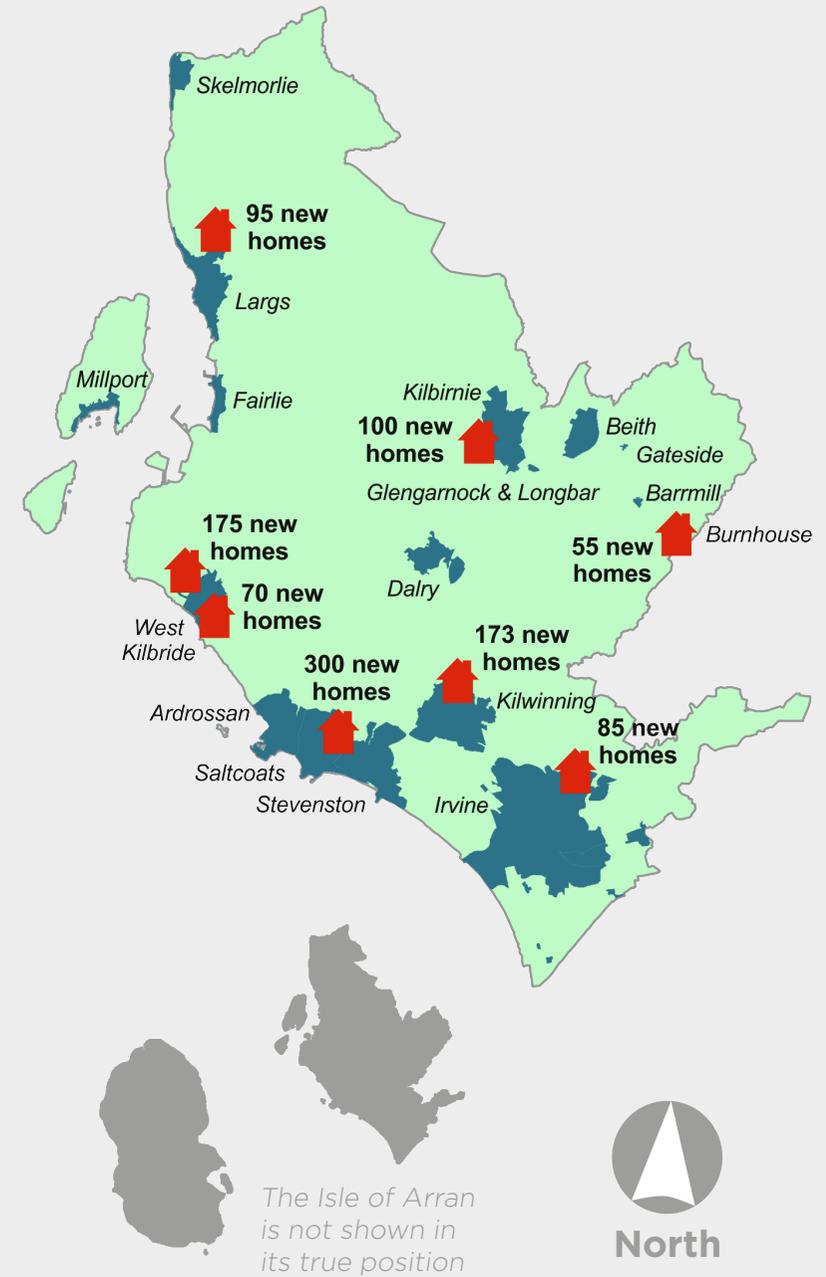
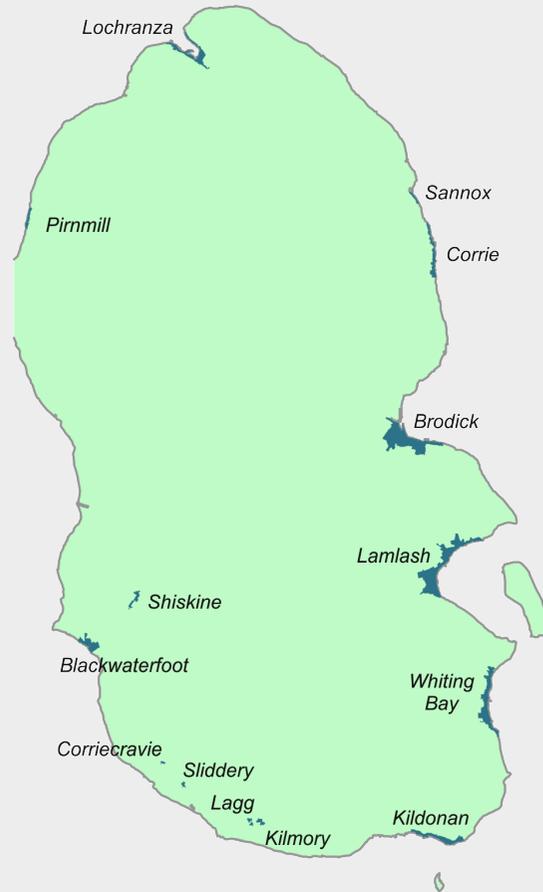
banks, cafes, workshops, garages, and small offices within these sites where they would not negatively impact upon our ability to maintain an effective 5 year housing land supply.

We will monitor the delivery of new homes in North Ayrshire through a housing land audit to ensure the maintenance of an effective five-year supply of land for housing. Where we identify and confirm a shortfall we will consider innovative approaches to enable development in the first instance. We will only support new housing proposals where they would help us achieve the vision, for example by aligning with the principles of the spatial strategy and being compliant with other aspects of the plan particularly by way of impact on committed infrastructure and the environment.





### Delivering More Homes



## Policy 2:

## Regeneration Opportunities

In principle, we will support and promote development of brownfield land (including vacant and derelict land) within our settlements, where the development aligns with the place-making policy. In particular, we support the re-use of sites shown in schedule 4 for a range of urban uses which would contribute to the place-making agenda, subject to their impact on the surrounding established amenity, assessment against the Placemaking Policy and in particular their impact on utility and service capacity.

Note that proposals for significant footfall generating uses considered against this policy should accord with the Town Centre First Principle and must not undermine the vitality or viability of town centres or the delivery of the effective housing and industrial land supplies expect where they would support the principle of sustainable development.

We will support development of the regeneration opportunities for a range of integrated urban uses including:

- Residential.
- Local-scale community and leisure uses.
- Other local employment uses like shops, banks, cafes, workshops, garages, and small offices (including working from home).

We will also support alternative solutions which would improve the amenity or economic outlook of the surrounding area such as

- Greening (Woodland planting, allotments etc.)
- Renewable Energy Generation
- Protection and enhancement of green and blue networks

There may also be instances in the plan period where new regeneration sites are identified. In principle we will support proposals which are innovative, contribute to our place-making agenda and align with our vacant and derelict land strategy.



## Policy 3:

## Town Centres and Retail

Our town centres are the social and economic heart of our communities, providing jobs, homes and employment. Appropriate development within our town centres has the potential to improve their vitality and vibrancy. This can also ensure that investment in our communities is directed in a way that is most beneficial to residents, employees and visitors to our towns.

In principle, we will support development in our network of centres shown in appendix 6 where it would be of a scale appropriate to that centre.

For development that has the potential to generate significant footfall, we will support proposals that have adopted a town centre first sequential approach. This includes retail and commercial leisure uses, offices, community and cultural facilities and where appropriate, public buildings such as education and health facilities.

We will require that locations are considered, and a reasoned justification given for discounting them, in the order of preference:

- Town centres (as defined in Strategic Policy 1).
- Edge of town centres.
- Other commercial centres (as defined above).
- Out-of-centre locations that are, or can be made, easily accessible by a choice of transport modes.



We will be flexible and realistic in applying the sequential approach, in particular where key sector and employment uses are proposed, to ensure that different uses are developed in the most appropriate locations. It is important that community, education and healthcare facilities are located where they are easily accessible to the communities that they intend to serve. We recognise that for some uses, such as sports centres and schools, a town centre location may not always be the appropriate location for them, particularly where sports pitches are part of the proposal.

When a development is proposed within our Network of Centres, we will support proposals which positively contribute to:

- The role and function of the centre within the network, including by addressing an identified opportunity.
- Quality of character and identity that creates a shared sense of place for users, visitors and residents
- Community well-being, including by supporting the integration of residential uses and by enhancing links with surrounding residential areas and tourist attractions via the road and path network with associated blue & green network.

- Vitality, viability and vibrancy of the centre, supporting it as a place for business to locate, expand and flourish by enhancing and diversifying the mix of uses including supporting economic and social activity.
- Our important retail streets/areas (as described in appendix 6 or our in Town Centre Audits), recognising the fragile nature of some of our retail areas,
- Accessibility of the town centre including considering the location of regular rail and bus routes.

In principle, we will also support proposals which align with town centre strategies and we will continue to encourage other regeneration initiatives, such as Conservation Area renewal projects, which improve the quality, accessibility and perception of town centre environments.

Policy 4:

## Leisure, Retail and other Tourism-Related Development on Arran

We will support the development and implementation of the Islands Bill, including the production of a National Islands Plan for Scotland.

In principle, we will support development for a range of leisure, retail and other tourism-related development on Arran, subject to the proposal demonstrating:

- Integration with the existing settlement form, or
- Significant social or economic benefit to the island while having no unacceptable adverse environmental impacts, or
- It forms part, and would benefit, an established tourist destination.

Policy 5:

## Shopfronts, Signs and Advertisements

We will support proposals for the display of advertisements, including shopfronts and signs, where:

- It would positively contribute to the visual appearance of the surrounding area, and,
- It would not harm public safety.

In general we would expect signage to have a clear purpose, be brand-recognisable, and where appropriate multilingual. We will generally resist hoardings, neon lights, flood-lighting, balloons and flags.

Supplementary guidance documents 'advertisements' and 'shopfronts' set out how relevant proposals should take into account amenity and public safety in terms of design, scale, siting, location and public safety. Regard should also be given to the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 (as amended).



Need high res



**Policy 6:**

## Supporting Sustainable Tourism

We will, in principle support the creation and enhancement of tourism and related activities that are in accordance with the Tourism Framework for Scotland and with the Council's current Tourism Strategy, including development and expansion of:

- Chalets, static and touring caravan, and other camping sites.
- Hotels, boarding houses, hostels, bed and breakfast facilities and guesthouses.
- Destination clusters (for example cafes, visitor shops, views, starts of walks and so on).
- Associated staff and seasonal accommodation.

Development should be sited to take into account the details contained with the flood risk management policy, in particular for uses described as being most vulnerable by SEPA.



Policy 7:

## Business and Industry Employment Locations

We will, in principle support and promote the development of the locations listed in appendix 5 for business and industry uses. In these locations other employment generating uses may also be supported providing they would not undermine the marketability of the area for business and industry uses. The following are some examples of other employment generating uses that we will consider:

- General leisure and commercial leisure uses, where there is no sequentially preferable location within town and edge of centres of commercial centres
- Waste recycling and power generation (including renewables)
- Non-industrial uses that provide services and amenities for employees in business locations, and that do not undermine the town centre strategy in the LDP (for example nurseries), or the wider function of the industrial areas
- A range of other businesses that have difficulties in finding appropriate locations

For other employment generating uses, including outwith identified employment locations, we will consider the resultant employment density of the proposed development, the impact on the vitality and viability of the area's town centre network, in accordance with Policy 3 Town Centres and Retail, the effect on local transport infrastructure and potential environmental impact.

We will seek to ensure that infrastructure provision at employment locations is exemplary and will support development which includes superfast broadband provision, heat network connection or (future-readiness), and low carbon technology integration (such as car charging points).

We will monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) within the business land supply.

**Need high res**



We will use the appropriate employment densities guide published by the U.K Government to consider potential employment generating uses.

## Policy 8:

## Business Development on Arran and Cumbrae

We will support developments that are in line with the relevant Arran Economic Strategy. All proposals should have a positive impact on the vitality, vibrancy and viability of the island and avoid unacceptable adverse impacts on the environment, amenity or the tourism offer of the area.

We will promote as a preference, the existing settlement pattern in providing the best-placed locations because these are likely to have access to utilities and services and to ensure the greatest range of employees can access new businesses.

Proposals will be supported where they have demonstrated a sequential approach to site selection in the following order of preference:

- Within or adjacent to established industrial and business locations
- Within settlements
- Edge of settlements
- Within existing countryside buildings
- Rural locations that are, or can be made, easily assessable by a choice of transport modes

We will be flexible and realistic in applying the sequential approach, in particular where key sector and employment uses are proposed to ensure the island can capitalise on major inward investment opportunities.



**Policy 9:**

## Preserving and Enhancing Our Conservation Areas

Development within or adjacent to a Conservation Area, that preserves or enhances its character and appearance, and is consistent with any relevant Conservation Area Appraisal or Management Plan, will be supported providing it can be demonstrated that it retains appropriate scale, proportion, siting, massing, design, and use of materials whilst not inhibiting high quality innovative design.

There is a presumption against the demolition of unlisted buildings that contribute positively towards the character and appearance of a Conservation Area. Proposals will only be supported in the following exceptional circumstances:

- i) The proposal is accompanied by a suitable redevelopment of the site which contributes positively toward the character and appearance of the Conservation Area. Such proposals should also include interim landscaping or sensitive screening of the site. We will also expect proposals to be accompanied by an implementation timetable and where the redevelopment period is considered to be excessive the demolition will generally be resisted.

AND

- ii) A competent assessment of the building's contribution to the Conservation Area has concluded that there is little or no value in the building's retention; and
- The repair or reuse of the building is not economically viable; or
  - The demolition of the building is essential to delivering significant benefits to the wider community economically, socially or environmentally.

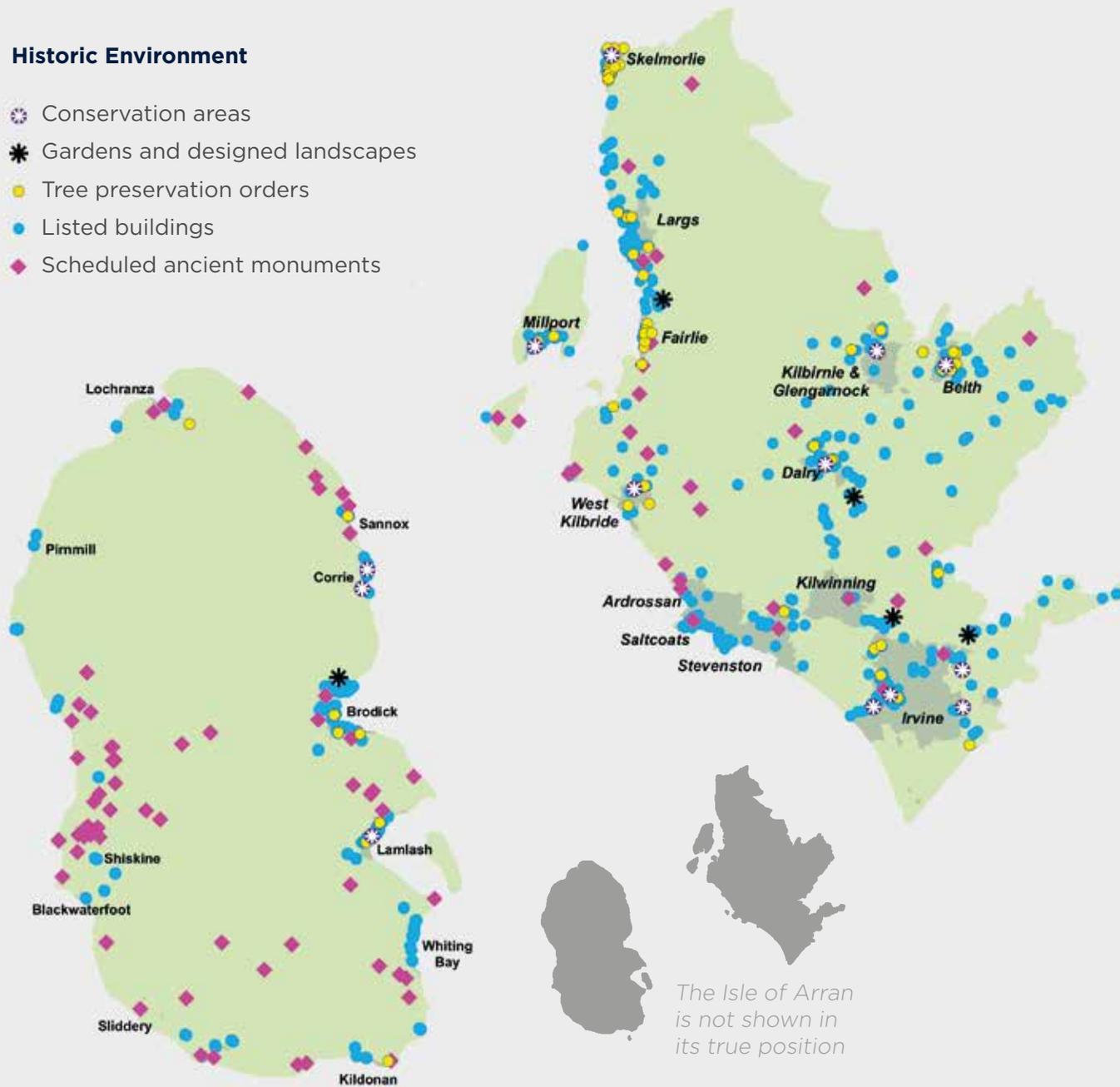
Works to trees within Conservation Areas will be supported where they are:

- Part of an agreed scheme of tree management; or
- Required on the grounds of safety or nuisance; or
- Directed towards trees which are not of a material value to the conservation area (i.e. the trees are small, self-seeded saplings; or not otherwise visible to the public/neighbours - they are remotely located; or fast growing tree species such as conifers, leylandii etc.); or
- In association with a wider development proposal which would enhance the amenity of the conservation area overall - including one where suitable replacement trees can be accommodated.

Further information on our Built Heritage Designations can be found in schedule 9.

### Historic Environment

-  Conservation areas
-  Gardens and designed landscapes
-  Tree preservation orders
-  Listed buildings
-  Scheduled ancient monuments



**Policy 10:**

## Listed Buildings

We will support proposals for the re-use and restoration of a Listed Building where the special architectural or historical interest of the building is preserved and enhanced. This can include the restoration of original features which have previously been lost due to development or demolition. The layout, design, materials, scale, siting and use of any development affecting a Listed Building or its setting should be appropriate to the character and appearance of the listed building.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

There is a presumption against the demolition of Listed Buildings and will only be supported in the following exceptional circumstances:

- i) The building is not of special interest; or
- ii) The building is incapable of repair; and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or
- iii) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period; or
- iv) The demolition of the building is essential to delivering significant benefits to the wider community economically, socially or environmentally



**Policy 11:**

## Historic Gardens and Designed Landscapes

We will promote the development of Landscape Management Plans that seek to prioritise the preservation and enhancement of our Historic Gardens and Designed Landscapes by supporting applications for the Landscape Management Plan Grants Scheme (or similar) to ensure that these important assets are managed appropriately.

We will only support development proposals affecting Historic Gardens and Designed Landscapes and their setting when they are in line with Landscape Management Plans or otherwise preserves and enhances their importance. Development proposals should also seek to preserve important vistas to, from or within the Historic Garden and Designed Landscape.

Gardens and Designed Landscapes can be fragile and are easily damaged or lost if not properly managed. We also recognise that these landscapes are dynamic and change is inevitable. Change may also be desirable where proposals preserve and enhance the Inventory of Designed Landscapes.

**Policy 12:**

## Scheduled Monuments

Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Development proposals directly affecting Scheduled Monuments will require Scheduled Monument Consent from Historic Environment Scotland.

**Policy 13:**

## Non-designated Archaeological Sites and Monuments

We will only support development where it respects the integrity of our archaeological landscape. Archaeological sites and monuments should be preserved in situ wherever possible. Development proposals that do not preserve archaeological sites and monuments in situ will not be supported unless there is an overwhelming social, economic or environmental reason. In such situations, developers will be required to undertake appropriate excavation, recording, analysis, publication and archiving of the finds before and/or during development.

Chapter 2:

# A Natural Resilient North Ayrshire

North Ayrshire's environment is a key asset and provides a range of opportunities for enjoyment, recreation and sustainable economic activity. We want to enable a natural, resilient North Ayrshire by helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use.

This chapter sets out the key policies for developing our green and blue network, forestry, open space, outdoor sports facilities, cemeteries, as well as setting out the value we place on our landscape, seascape, water environment, biodiversity and habitats.

It will significantly contribute to Healthier North Ayrshire outcome by providing support for our 'design for all' theme through our open space, sports pitches, cemeteries and marine planning policies.

It will significantly contribute to Healthier and Working North Ayrshire outcome by providing support for our 'bringing services together', 'investment' and 'open

for business' internationalisation themes through our green and blue infrastructure and aquaculture policies respectively.

It will significantly contribute to Safer North Ayrshire outcome by providing support for 'creating a safe environment' through our water quality and flood risk management policies.

It will significantly contribute to Thriving North Ayrshire outcome by providing support for our 'physical activity' and 'benefits the next generation' theme through our open space, sports pitches and Muirshiel park policies as well as our landscape and seascape, natural environment, and forestry, woodlands, trees and hedgerows policies.





Image by Greenspace Scotland

**Policy 14:**

## Green and Blue Infrastructure

All proposals seek to protect, create, enhance and/or enlarge our natural features and habitats which make up our green and blue infrastructure (including open space), ensuring no unacceptable adverse environmental impacts occur.

Green and blue infrastructure should be multi-functional, accessible and integral to its local circumstances. For example, Sustainable Urban Drainage Systems (SuDS) have the potential to play a key role in the delivery of meaningful blue and green infrastructure, providing amenity and improving biodiversity and well providing a sustainable flood risk solution. We will require details of the proposed arrangements for the long-term management and maintenance of green infrastructure, and associated water features, to form a key part of any proposal.

Our Open Space Strategy (2016-2026) highlights the need for an audit which identifies valued and functional green and blue infrastructure or open space capable of being brought into use to meet local needs. We will support the temporary use of unused or underused land as green infrastructure including where it consists of advanced structure planting to create landscape frameworks for future development. Support will be given to proposals which seek to enhance biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats.

*Figure xx the different scales and types of Green and Blue Infrastructure and how they connect*



**The building – home, garden or workspace**

- Green roofs
- Living walls
- Gardens or grounds
- Rainwater harvesting systems
- Driveways (permeable)



**Connections**

- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks

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- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks



Informal space at Montgomerie Park



**Neighbourhood**

- Amenity greenspace
- Informal recreation space
- Allotments, community growing spaces
- Playing Fields
- Sports Areas
- Burial grounds, cemeteries
- Urban Woodland
- Ponds
- Water courses

**Strategic Places**

- Civic Scale Spaces
- Public parks and gardens
- Country and Regional Parks
- Natural/semi-natural greenspaces
- Grasslands
- Designed landscapes
- Formal gardens
- Urban farms
- Blue networks
- Rivers lochs and wetlands

Water Connection at Brodick Bay



**The Street**

- Boundary features eg hedges
- Street trees
- Verges
- Swales
- Porous paving
- Sustainable Urban Drainage Systems (SuDS)

Largs street trees



**Connections**

- Pedestrian Paths and rights of way
- Cycling routes
- Green links and corridors
- Rivers and water corridors including their banks

Eglinton Country Park



**Policy 15:**

## Landscape and Seascape

We will support development that protects and/or enhances our landscape/seascape character, avoiding unacceptable adverse impacts on our designated and non-designated landscape areas and features. In particular, we will consider the following:

**a) National Scenic Areas**

Development that affects the North Arran National Scenic Area including the need to protect existing sport and recreation interests, will only be supported where:

- i) the objectives of the designation and the overall integrity of the area will not be compromised; or
- ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

**b) Wild Land and Special Landscape Areas**

We will only support development in Wild Land areas or which affect Special Landscape Areas where they would not have an unacceptable impact on the special character, qualities and the settings of the Wild Land and Special Landscape Areas.



**c) Local Landscape Features**

Where appropriate, development should take into consideration its individual and cumulative impacts on landscape features, including:

- i) patterns of woodlands, fields, hedgerows and trees;
- ii) lochs, ponds, watercourses, wetlands, the coast and wider seascape;
- iii) settlement setting, including approaches to settlements;
- iv) the setting of green network corridors, such as important transport routes and the cycle and footpath network;
- v) historic, natural and recreational features of interest, skylines and hill features, including important views to, from and within them.

For all development with the potential to have an adverse impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered and part of any planning application. The current Ayrshire Landscape Character Assessment will be a key consideration in determining whether development proposals would be acceptable within the landscape.

### Landscape Designations

-  National scenic area
-  Wild land areas
-  Special landscape areas
-  Limit of development expansion
-  Local landscape character areas
-  Settlements



## Policy 16:

## Protection of our Designated Sites

We will support development which would not have an unacceptable adverse effect on our valuable natural environment as defined by the following legislative and planning designations;

### a) Nature Conservation Sites of International Importance

Development likely to have a significant effect on Natura 2000 sites will be subject to an appropriate assessment. Applicants will be required to provide information to inform the appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest.

### b) Nature Conservation Sites of National Importance

Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.

### c) Nature Conservation Sites of Local Importance

Development adversely affecting Local Nature Reserves or Local Nature Conservation Sites will generally not be permitted unless it can be demonstrated the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of local importance.

### d) Marine Protected Areas

Development likely to have an adverse effect on the protected features of South Arran MPA will not be supported. Proposals are also required to consult with the Clyde Marine Planning Partnership (CMPP).

### e) Biodiversity Action Plan Habitats and Species

Development adversely affecting priority habitats or species set out in the North Ayrshire Local Biodiversity Action Plan will not be permitted unless it can be demonstrated the impacts are clearly outweighed by social or economic benefits of local importance.

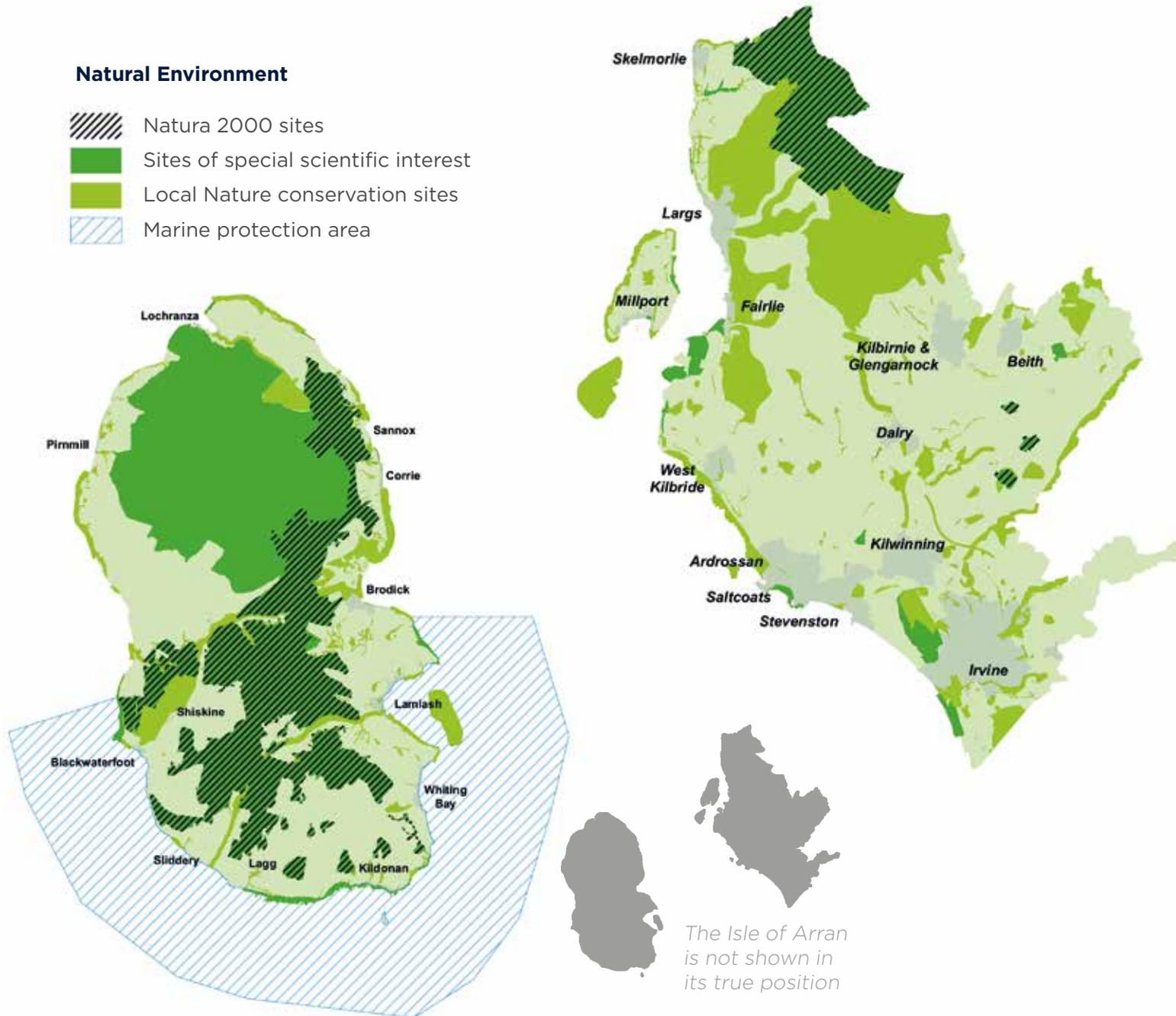
### f) Protected Species

Development likely to have an unacceptable adverse effect on;

- i) European Protected Species (see Schedules 2 & 4 of the Habitats Regulations 1994 (as amended) for definition); Birds, Animals and Plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (as amended); or badgers, will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.
- ii) The Scottish Biodiversity List (SBL) of animals, plants and habitats that Scottish Ministers considered to be of principle importance for biodiversity conservation in Scotland.

### Natural Environment

-  Natura 2000 sites
-  Sites of special scientific interest
-  Local Nature conservation sites
-  Marine protection area



**Policy 17:**

## Clyde Muirshiel Regional Park

Proposals that affect Clyde Muirshiel Regional Park must have regard to the Park's statutory purpose of providing recreational access to the countryside.

Proposals should also take account of wider objectives as set out in relevant management plans and strategies, namely to:

- Provide visitors of all ages and abilities the opportunity for quality recreation. Using its unique assets the Park will facilitate a high quality programme of leisure activities which contribute to the health agenda
- Ensure the Park is an increasingly popular and productive venue for formal and informal education and outdoor learning. More people will participate in learning opportunities and will develop a better appreciation of the area's natural and cultural heritage
- Ensure the Park is an attractive and ecologically important visitor destination with increased biodiversity value. The Park embraces opportunities for positive environmental change

**Policy 18:**

## Forestry, Woodland, Trees & Hedgerows

Development proposals will only be supported when it would not result in the loss or deterioration of an ancient or long-established plantation or semi-natural woodland unless; there are overriding public benefits from the development that outweigh the loss of the woodland habitat.

Where development includes the removal of woodland, the Scottish Government's Control of Woodland Policy and the current Ayrshire and Arran Woodland Strategy including relevant compensatory planting requirements will be taken into account.

Where the loss of trees, hedgerows or woodlands of merit is unavoidable and compensatory planting is required, replacement trees should be of a similar scale and massing to the loss or if smaller there should be additional tree planting committed to ensure a net gain is achieved. We will also expect developers to engage with Forestry Commission Scotland.

We recognise that trees and woodlands are an important yet dynamic part of our landscape. In recognition of this where a tree (or group of trees) is of significant value to public amenity or where they strongly contribute to the character of

### Forestry Strategy

-  Lowland basin
-  North Arran
-  Renfrew heights
-  South Arran

a Conservation Area we may consider promoting a formal Tree Protection Order (TPO). We will normally only do this when there is a clear, pressing and immediate threat to a valuable tree (or group of trees) – not as a matter of course and not in conflict with good arboricultural practice and management. In the case of works to trees covered by a tree preservation order we will support management schemes and maintenance works that adhere to good arboricultural practice.

Generally, we will support proposals for dedicated timber export facilities as well as timber export developments that are combined with other marine based activities on Arran where there are no unacceptable adverse environmental impacts and align with our Placemaking policy. Proposals should also align with Policy 28: Transport as an Economic Driver.

Supplementary Guidance: Trees and Development provides guidance on information required to be submitted as part of planning application involving tree works as well as matters to consider designing and constructing development to minimise impacts on trees.



The Isle of Arran is not shown in its true position



North

## Policy 19:

## Developments Involving Open Space

Developments involving the loss of open space (excluding outdoor sports facilities) will only be supported where they accord with the Council's current Open Space Strategy and in the following exceptional circumstances:

- the open space is:
  - of limited amenity and/or recreational value (not as a result of neglect or poor maintenance) and does not form part of a recognised upgrading/improvement scheme or strategy; or
  - a minor part of a larger area of functional open space and the development would not harm or undermine the function of the main site; or
  - a minor part of the wider provision of open space and its loss would not result in a significant deficiency of open space provision within the immediate area; or
- the development would result in
  - a local benefit in terms of either alternative equivalent provision being made or improvement to an existing public park or other local open space; or
  - significant benefits to the wider community which outweigh the loss of open space.

## Policy 20:

## Outdoor Sports Facilities

Development involving the loss of outdoor sports facilities will only be supported in the following exceptional circumstances:

- it is ancillary to the principal use of the site as outdoor sports facility, or;
- it involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training, or;
- the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area, or;
- there is a clear excess of provision to meet current and anticipated demand in the area (quantity), and that the site would be developed without detriment to the overall quality of provision as informed by a relevant strategy and in consultation with sportscotland\*

\*In the absence of an up to date Pitches and Facilities Strategy, it is unlikely that development proposals would be able to satisfy the fourth bullet point, until a relevant Strategy is in place and/or in consultation with sportscotland.

## Policy 21:

## Cemetery Sites

We support proposals for enhanced cemetery provision to meet identified needs within our locality areas of Irvine, Kilwinning, Arran, North Coast, Three Towns and Garnock Valley.

## Policy 22:

## Water Environment Quality

We will support development that helps achieve the objectives of the Water Framework Directive and the River Basin Management Plan for Scotland. Generally, development which would lead to the deterioration of the water environment will be resisted unless it would deliver significant social, environmental or economic benefits.

Development will be required to ensure no unacceptable adverse impact on the water environment by:

- a) Protecting and enhancing the ecological status and riparian habitat, natural heritage, landscape values and physical characteristics of water bodies (including biodiversity and geodiversity);
- b) Protecting and enhancing existing flood plains; protecting opportunities for public access to and recreation and enjoyment on and around lochs, rivers, burns, wetlands and the coastal marine area; and
- c) Having regard to any designated Bathing Waters. Where engineering works are required in or near water bodies,

There will be a presumption in favour of soft engineering techniques and against the culverting of watercourses, unless there is no suitable alternative. Proposals for culverting of watercourses for land gain may only be justified if the applicant can demonstrate that:

- d) No other practical option exists that would allow the watercourse to remain open; and
- e) The proposed development is of overriding public interest.

We recognise that wastewater solutions must be affordable and delivered at the most appropriate scale and that in many cases septic tank systems can be the most sensible solution for a household or small community (this also might be bespoke for our island communities). We will consider the cumulative impact of such solutions and support a preference for community solutions.

**Development should ensure that appropriately sized buffer strips are maintained between the built and water environments.**

Indicative Width of watercourse (top of bank)	Indicative Width of buffer strip (either side)
Less than 1m	6m
1-5m	6-12m
15-15m	12-20m
15m+	20m+

**Policy 23:**

# Flood Risk Management

We will support development that demonstrates accordance with the Flood Risk Framework as defined in Scottish Planning Policy and shown in appendix 7, relevant flood risk management strategies and local flood risk management plans.

Generally development should avoid locations of flood risk and should not lead to a significant increase in the flood risk elsewhere. Land raising and elevated buildings (such as those on stilts) will only be supported in exceptional circumstances, where it is shown to have a neutral or better impact on flood risk outside the raised area.

**Development proposals should:**

- Clearly set out measures to protect against, and manage, flood risk
- Include sustainable urban drainage systems (SuDS) where surface water is proposed to be discharged to the water environment, in accordance with the Water Environment (Controlled Activities) (Scotland) Regulations 2011 as amended.
- Include provision of temporary/ construction phase SuDS.
- include appropriate long-term maintenance arrangements

## Flood Management

-  Proposed flood defence schemes
-  Potentially vulnerable areas



**Policy 24:**

## Alignment with Marine Planning

We will, in principle, support developments with a marine component or implication (such as marinas, ports, harbours, marine tourism and recreation, fish farming, and land based development associated with offshore energy projects and defence establishments) where they are within a recognised developed coastal location and provided they are consistent with Scotland’s National Marine Plan and the emerging Regional Marine Plan for Clyde Marine Region.

All marine proposals should identify environmental impacts and mitigate against these to ensure there are not any unacceptable adverse impacts.

Developments on coastal areas with significant constraints will be supported, in principle, only where they would also contribute to the economic regeneration or well-being of communities whose livelihood is dependent on marine or coastal activities.

Developments on undeveloped sections of coast which possess special environmental or cultural qualities, such as wild land will generally be resisted unless there would be a significant economic value of the development and that environmental impact issues can be satisfactorily addressed.

Generally development requiring new defences against coastal erosion or coastal flooding will not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk or where a scheme has already been identified in the Spatial Strategy or the current Ayrshire Shoreline Management Plan.

### Coastal Zones

-  Port/Harbour/Marina
-  Seal haul out site
-  Shellfish water protected area
-  SportsScotland National Centre
-  Undeveloped coast
-  Developed coast
-  Isolated coast
-  Lamlash bay no take zone
-  Marine protection area



**Policy 25:**

## Supporting Aquaculture

We will, in principle, support aquaculture development where it accords with Marine Scotland's locational guidelines (updated quarterly by the Scottish Government) for aquaculture and would result in economic and social benefits for local communities and the ongoing sustainable development of the aquaculture industry. Proposals for new development will be supported where there is no unacceptable adverse impacts (including cumulatively) on the following:

- landscape, seascape and visual amenity
- biological carrying capacity of land and water bodies, including the sea, lochs and river systems
- the protection and enhancement of the wider physical environment and amenity
- coastal and marine species (including wild salmonids) and habitats (including Wild land).
- the historic environment and the sea bed
- other users of the marine environment (including commercial fisheries, Ministry of Defence, navigational routes (including commercial and recreational routes), ports and harbours, anchorages, tourism, recreational and leisure activities (including coastal access networks and links golf courses, in terms of the impact of coastal processes and in particular coastal erosion)

Chapter 3:

# A More Connected Place

We want to support better transport and digital connectivity and the importance of our communications links is highlighted in this chapter.

It sets out the key policies for developing our digital infrastructure and new communication equipment, sustainable transport and active travel and recognising transport as an economic driver.

It will significantly contribute to our Healthier, Safer, Thriving North Ayrshire outcome by providing support for our 'bringing services together', 'creating a safe

environment' and 'physical activity themes through our sustainable transport and active travel policy.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'investments' theme through our digital infrastructure and new communications and transport as an economic driver policies.



## Policy 26:

## Digital Infrastructure and New Communications Equipment

We want to encourage the provision of digital infrastructure to new homes and business premises to create a universal world class network that is and future-proofed in line with the Scottish Government's World Class 2020 document and the roll-out plans of digital communications operators, community groups and others, such as the Scottish Government and the UK Government.

We will support proposals for new communication equipment, particularly those addressing areas with low or no connectivity capacity or coverage, where they;

- i) Would deliver new services or provide technological improvements
- ii) Would not physically obstruct aerodrome operations, technical sites or existing transmitter/receiver facilities. and;
- iii) are sited and designed to keep environmental impacts to a minimum.

Providers of communications equipment will require to adequately demonstrate that the following options have been considered in site selection and design of a base station(s):

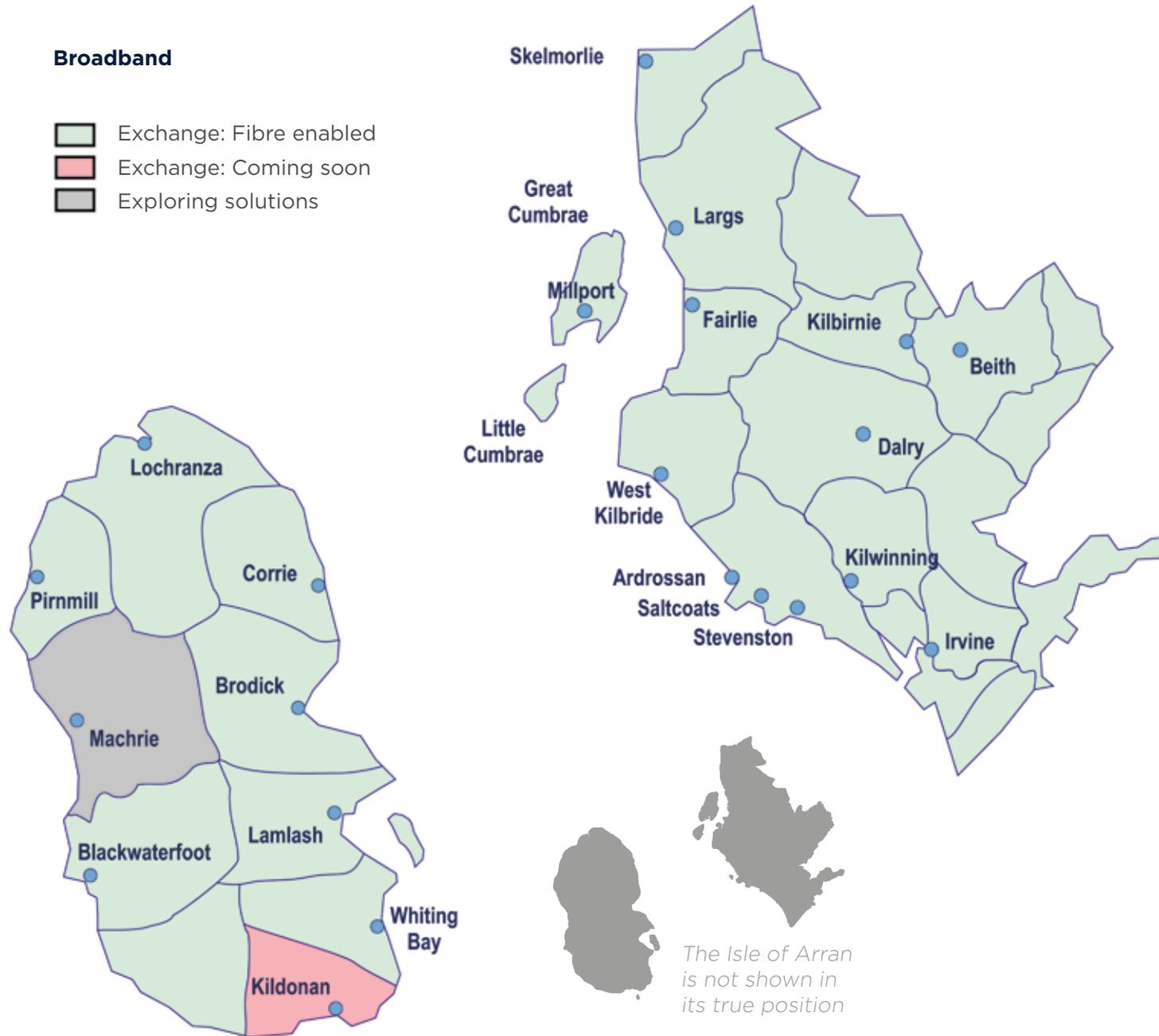
- i) Mast or site sharing.
- ii) Installation on buildings or other existing structures.
- iii) Installing the smallest suitable equipment, commensurate with technological requirements.
- iv) Concealing or disguising masts, antennas, equipment housing and cable runs using design camouflage techniques where appropriate.
- v) Installation of ground-based masts.

Sufficient information should be provided in order to demonstrate that the proposal is in an appropriate location and designed to not have any unacceptable adverse effects. The types of information required to be submitted with a planning application could include;

- An explanation of how the proposed equipment fits into the wider network
- A description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution
- Details of the design, including height, materials and all components of the proposal
- Details of adverse effects on aerodrome operations, technical sites existing transmitter/receiver facilities and proposed mitigation
- Details of any proposed landscaping and screen planting, where appropriate
- An assessment of the cumulative effects of the proposed development in combination with existing equipment in the area
- A declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation
- An assessment of visual impact (including cumulative effects), if relevant

**Broadband**

-  Exchange: Fibre enabled
-  Exchange: Coming soon
-  Exploring solutions



## Policy 27:

## Sustainable Transport and Active Travel

We will support development that:

- contributes to an integrated transport network that supports long term sustainability
- reduces inequality by improving the accessibility and connectivity of employment opportunities and local amenities
- provides safe and convenient sustainable transport options and supports modal shift to sustainable transport and active travel.
- reduces the need to travel or appropriately mitigates adverse impacts of significant traffic generation, road safety and air quality, including taking into account the cumulative impact.
- takes a design-led, collaborative approach to street design to provide safe and convenient opportunities for integrated sustainable travel in the following order of priority: pedestrians, people on cycles, people using collective transport (buses, trains etc.) and people using private transport.
- considers the potential requirements of other infrastructure providers, including designing for the potential development of district heat networks by for example incorporating access points into the transport network to allow for future pipe development or creating channels underneath the road/infrastructure to enable pipe development with minimal disruption to the networks.

- enables the integration of transport modes and facilitates movement of freight by rail or water (in preference to road). This would include, for example, the provision of infrastructure necessary to support positive change in transport technologies, such as charging points for electric vehicles and the safeguarding of disused railway lines with the reasonable prospect of being used as rail, tram, bus rapid transit or active travel routes.

Proposals are expected to include an indication of how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.

### Prioritising users in street designs



**We will take account of:**

- the implications of development proposals on traffic, patterns of travel and road safety.
  - Significant traffic generating uses should be sited at locations that are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. Where this is not achievable, we may seek the provision of subsidised services until a sustainable service is achievable.
- the potential vehicle speeds and level of infrastructure provided for the expected numbers of trips by all modes.
- the relationship between land use and transport and particularly the capacity of the existing transport network, environmental and operational constraints, and proposed or committed transport projects.
- committed and proposed projects for the enhancement of North Ayrshire's transport infrastructure, including improved park and ride provision.

- specific locational needs of rural communities. We recognise that in rural areas we need to be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small scale park and ride facilities at nodes on rural bus corridors will be considered.
- The Council's adopted Local Transport Strategy, Core Paths Plan, Town Centre Parking Strategy and parking requirements.
- The need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.

**Developments likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment, Air Quality Assessment and a Travel Plan. A Transport Statement will required for smaller scale developments that will not have a major impact on the transport network, but are still likely to have an impact at a local level on the immediate transport network.**

**National Development:**

The National Walking and Cycling Network (NWCN) was designated as a national development within the National Planning Framework (NPF3). This is an ambitious project which aims to grow Scotland's network of paths from 6,000 to 8,000 km by 2035. Key routes in North Ayrshire which will contribute to this network are detailed below. These are being developed in partnership with Sustrans and Scottish Natural Heritage as lead organisations for the delivery of the NWCN. These include the development of an off-road alignment for:

- National Cycle Network (NCN) Route 73 (North) between Brodick and Corrie on the Isle of Arran
- NCN Route 753 between Skelmorlie and Ardrossan
- NCN Route 7 between Kilwinning and Kilbirnie

**Policy 28:**

## **Transport as an Economic Driver**

We want a transport network that delivers economic growth by:

- strengthening North Ayrshire's connectivity to Glasgow and the rest of Scotland.
- improving and promoting sustainable transport and active travel links for example between residential and key employment areas.
- supporting the improvement and supplementation of our rail freight interchange and port facilities to support the increased movement of freight by rail as well as from road to rail or water.
- safeguarding opportunities for rail access to our ports ensuring that there are appropriate transportation options to ferry terminals for all modes of transport, and support the provision of bus and train interchange facilities.
- safeguarding opportunities for freight access.
- safeguarding roadside facilities and provision for lorry parking.
- considering new junctions on trunk roads (in collaboration with Transport Scotland) where significant economic growth or regeneration benefits can be demonstrated such as through the Irvine Bay Transport Model Protocol. New junctions will only be considered where they are designed in accordance with DMRB and where there would be no adverse impact on road safety or operational performance.
- supporting proposals for the enhancement of transport infrastructure, including improved park and ride provision.

The Council commits to supporting the Ayrshire Timber Transport Liaison Group and seeks to address the issues related to timber transport in a holistic, sustainable and coherent manner.

## Chapter 4:

# Looking towards a Low Carbon North Ayrshire

We want to reduce our impact on climate change and facilitate our transition to a low carbon economy by encouraging mitigation and adaptation measures.

This chapter sets out our approach to energy infrastructure development, minerals safeguarding and extraction, waste management (including hazardous waste), as well as the protection of valuable carbon rich soils.

It will significantly contribute to our Working North Ayrshire outcome by providing support for our 'investment' and 'open for business' internationalisation themes through our energy infrastructure development and heat networks policies and waste management and responsible extraction of minerals policies.

It will also contribute to our Safer North Ayrshire outcome by providing support for our 'creating a safe environment' theme through our hazardous installations and substances policy.

In addition it will also contribute to our Thriving North Ayrshire outcome by providing support for our 'benefits the next generation' theme through our safeguarding of minerals and protection of peatland and carbon-rich soils policies.



**Policy 29:**

## Energy Infrastructure Development

We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:

### Environmental

- Communities and individual dwellings - including visual impact, residential amenity, noise and shadow flicker;
- Water quality;
- Landscape - including avoiding unacceptable adverse impacts on our landscape designations;
- Effects on the natural heritage -including birds;
- Carbon rich soils including peat;
- Impacts on the historic environment - including scheduled monuments, listed buildings and their settings.

### Community

- Establishing the use of the site for energy infrastructure development;
- providing a net economic impact - including socio-economic benefits such as employment, associated business and supply chain opportunities;
- Scale of contribution to renewable energy generation targets;
- Public access - including impact on long distance walking and cycling routes and scenic routes identified in the National Planning Framework;
- Impacts on tourism and recreation;
- Specific locational opportunities for energy storage/generation.

### Public Safety

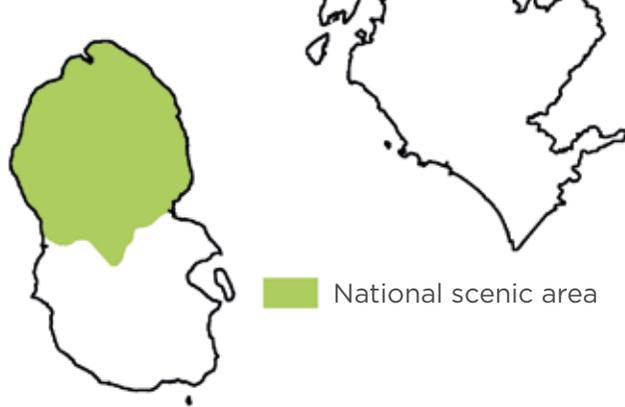
- Greenhouse gas emissions;
- Aviation and defence interests and seismological recording;
- Telecommunications and broadcasting installations - particularly ensuring that transmission links are not compromised; radio telemetry interference and below ground assets;

- Road traffic and adjacent trunk roads;
- Effects on hydrology, the water environment and flood risk including drinking water quality and quantity (to both the public and private water supplies);
- Decommissioning of developments - including ancillary infrastructure, and site restoration and aftercare.

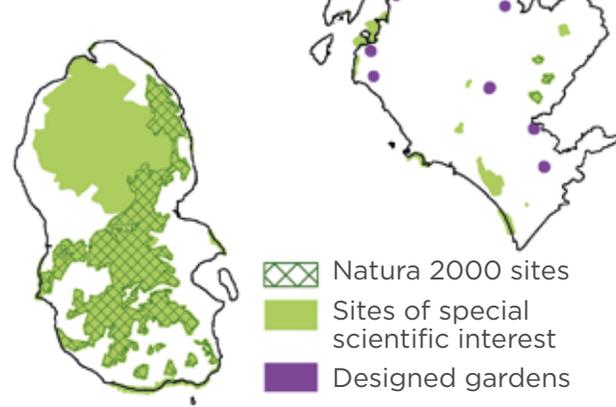
Proposals should include redundancy plans which will demonstrate how apparatus will be timeously removed as reasonably soon as the approved scheme ceases operation. There may be a requirement for financial bonds to ensure that decommissioning can be achieved. Taking into consideration the above, proposals for wind turbine developments should accord with the Spatial Framework (as mapped) and comply with the current Landscape Capacity Study for Wind Farm Development in North Ayrshire. This study will be used as a point of reference for assessing all wind energy proposals including definitions of what small to large scale entails.

### Windfarm Spatial Framework

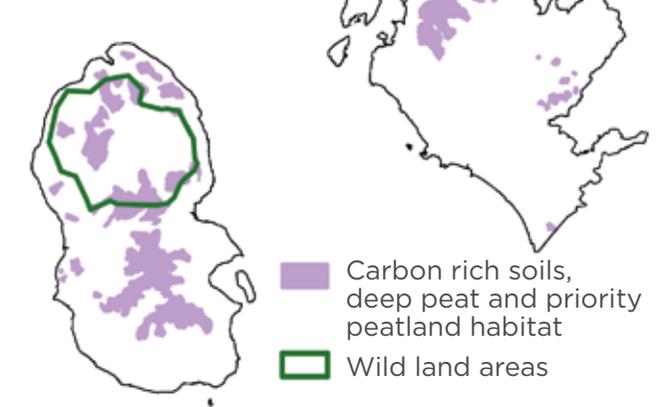
Group 1: Areas where wind farms will not be acceptable



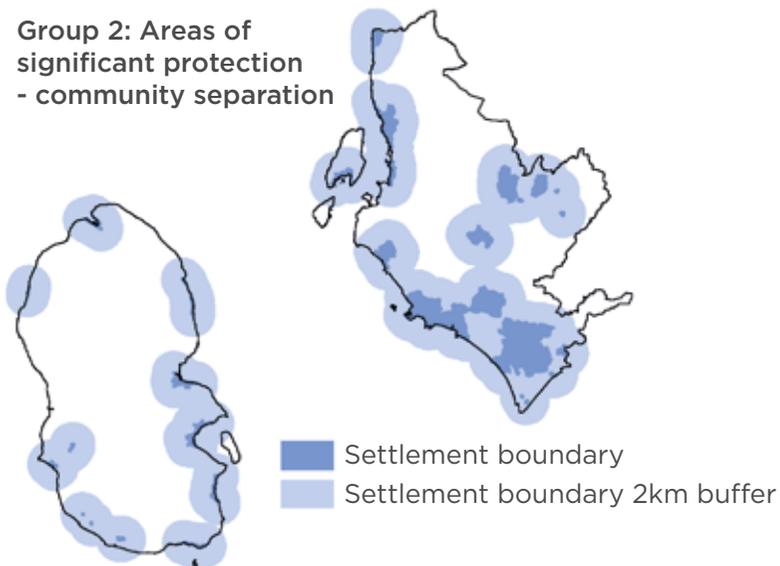
Group 2: Areas of significant protection - national and international designations



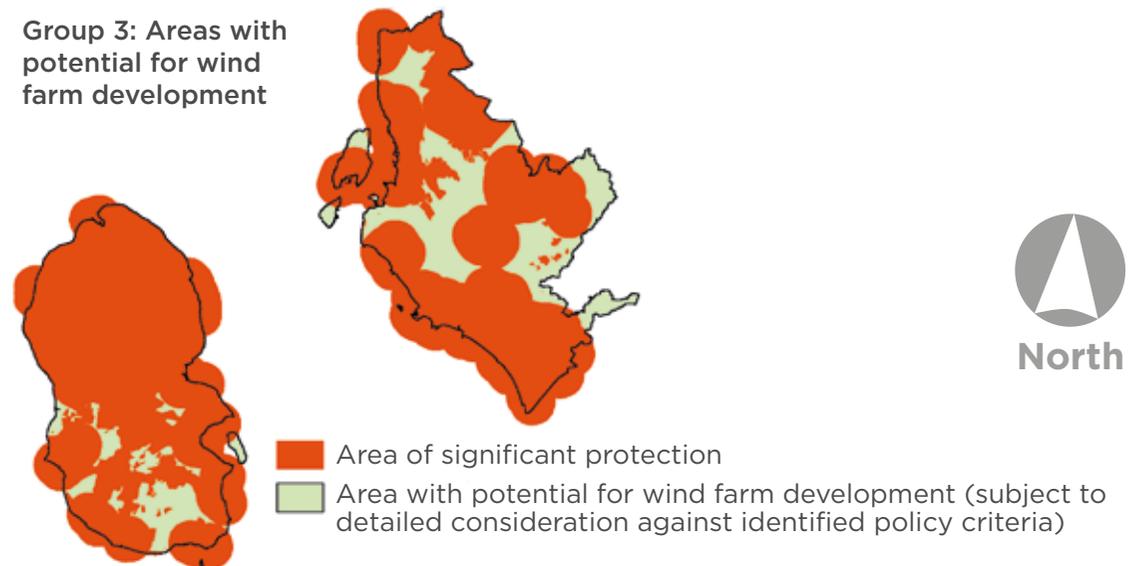
Group 2: Areas of significant protection - other nationally important environmental interests



Group 2: Areas of significant protection - community separation



Group 3: Areas with potential for wind farm development



**Policy 30:**

## Waste Management Facilities

Proposals for the development of waste management facilities that align with Scotland's Zero Waste Plan and the Council's Waste Management Strategy, including any ancillary operations, will be supported subject to meeting the following criteria:

- i) Compatibility with surrounding existing and allocated land uses; and
- ii) Satisfactory provision for the mitigation of adverse impacts is secured in relation to the environment, transport, public health and safety; including site restoration, after care plans, buffers of a satisfactory distance between dwellings or other sensitive receptors and screening where appropriate.

Proposals for development that would compromise the operation of waste management facilities would be resisted.

As a general guide, appropriate buffer distances may be:

- 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant;
- 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant;
- >250m between sensitive receptors and landfill sites.

● Waste treatment sites



## Policy 31:

## Future Proofing for Heat Networks

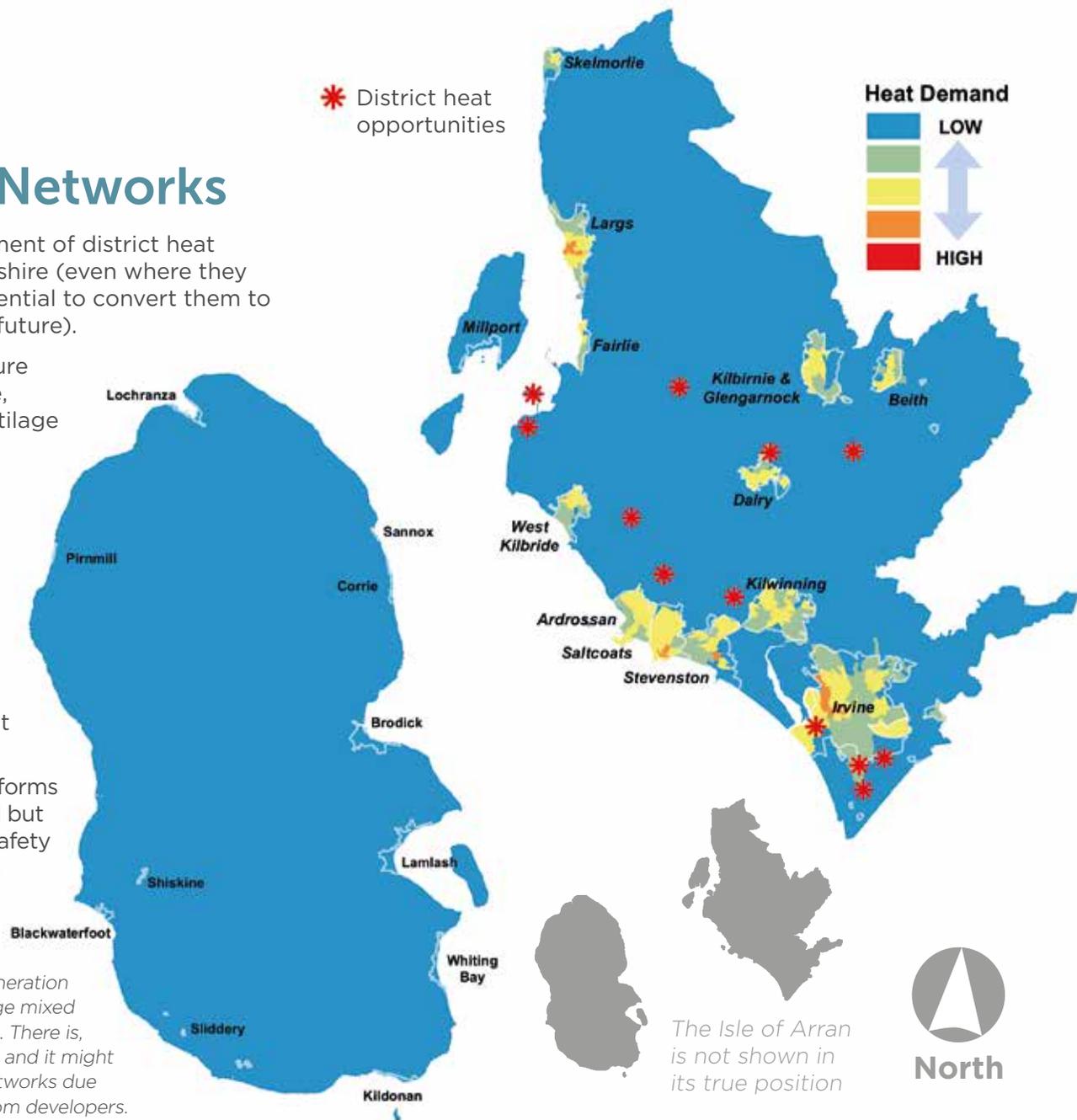
We will support proposals for the creation or enhancement of district heat networks in as many locations as possible in North Ayrshire (even where they are initially reliant on carbon-based fuels if there is potential to convert them to run on renewable or low carbon sources of heat in the future).

We will seek to identify and safeguard existing and future heat network generation and distribution infrastructure, including pipeworks and pipework within, and to the curtilage of, new developments.

Proposals for development that constitute a significant heat source or substantial development\* which would not result in the creation or enhancement of district heat networks should include:

- i) provision for on-site heat recovery and re-use infrastructure; or
- ii) a heat network generation and distribution infrastructure plan (a district heating plan), taking into account the potential to connect to future heat demand sites; or
- iii) demonstrable evidence that district heating or other forms of renewable generation storage have been explored but are not feasible for technical (proximity, geography, safety etc) or economic reasons but that provision has been made to allow retro-fitting in the future.

\* 'Substantial' developments consist of urban extensions, large regeneration areas or large development sites subject to master planning or large mixed use developments and major sites (50 residential units and above). There is, however, an element of judgment that will need to be applied here and it might be that some other locations offer significant potential for heat networks due to their local context, support from the local authority, and 'buy in' from developers.

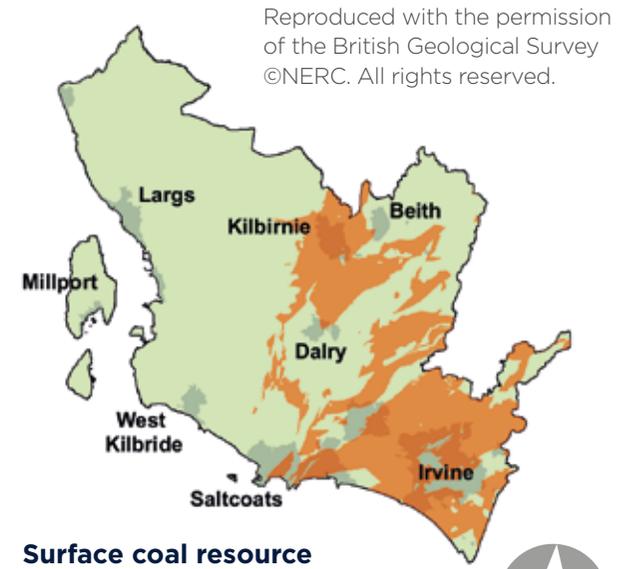


**Policy 32:**

## Safeguarding of workable mineral resources

Development that would result in the sterilisation of workable mineral resources which are of economic or conservation value will not be supported. These mineral resources include, are not limited to, deposits associated with the northern outcrop of Ayrshire Bauxitic Clay and the limestone deposits around Beith.

Where viable, and appropriate, applicants should secure extraction of coal prior to permanent development above workable coal services.



*\*The minimap shows mainland North Ayrshire's surface coal resource based on public information from the Coal Authority. Note that the Isles of Arran and Cumbrae have no identified resource and are therefore have been excluded from the map.*



**Policy 33:**

## Responsible Extraction of Mineral Resources

Proposals for the conventional extraction of mineral resources, including extraction of sand, gravel, coal and peat, will be supported provided that:

- i) a need can be demonstrated for the mineral which cannot be met from existing worked deposits or renewable, recycled or secondary sources; and
- ii) It has been demonstrated, for example through the submission of a waste management plan (as per the Management of Extractive Waste (Scotland) Regulations 2010), that any adverse impacts (including cumulatively) on local communities, individual houses, economic sectors, natural and historic environment (including recreational users) and sensitive receptors, can be satisfactorily mitigated, including by taking into account:
  - a. transportation/road traffic generation;
  - b. disturbance, disruption, blasting, vibration, pollution of land, air and water environment; and

- iii) there is a restoration and aftercare plan that includes for example, progressive restoration over the lifetime of the operation, remediation of dereliction, stabilisation actions, creation of natural habitat, new opportunities for recreational use, the long term monitoring of the water environment and an ongoing maintenance plan.

Development proposals for the exploration, appraisal and extraction of coal bed methane, underground coal gasification, shale gas, and other forms of hydrocarbons, which are extracted using unconventional means will not be supported.

**Policy 34:**

## Protecting Peatland and Carbon Rich Soils

We will take a precautionary approach to development affecting peat or carbon-rich soils (shown on the SNH Carbon Rich Soils and Peat map and indicated on the mini-map opposite).

We will only support development where there is no viable alternative and it has been demonstrated, for example, through the submission of a peat survey and management plan, that mitigation measures can be implemented to minimise carbon emissions (by minimising the draining or disturbance of the peatland) and that the economic and social benefit of the development outweigh any potential detrimental effect on the environment.

Proposals for commercial peatland will only be supported in areas suffering historic, significant damage through human activity, where the conservation value is low and restoration is impossible.

### Definitions of the Classes of Carbon Rich Soils

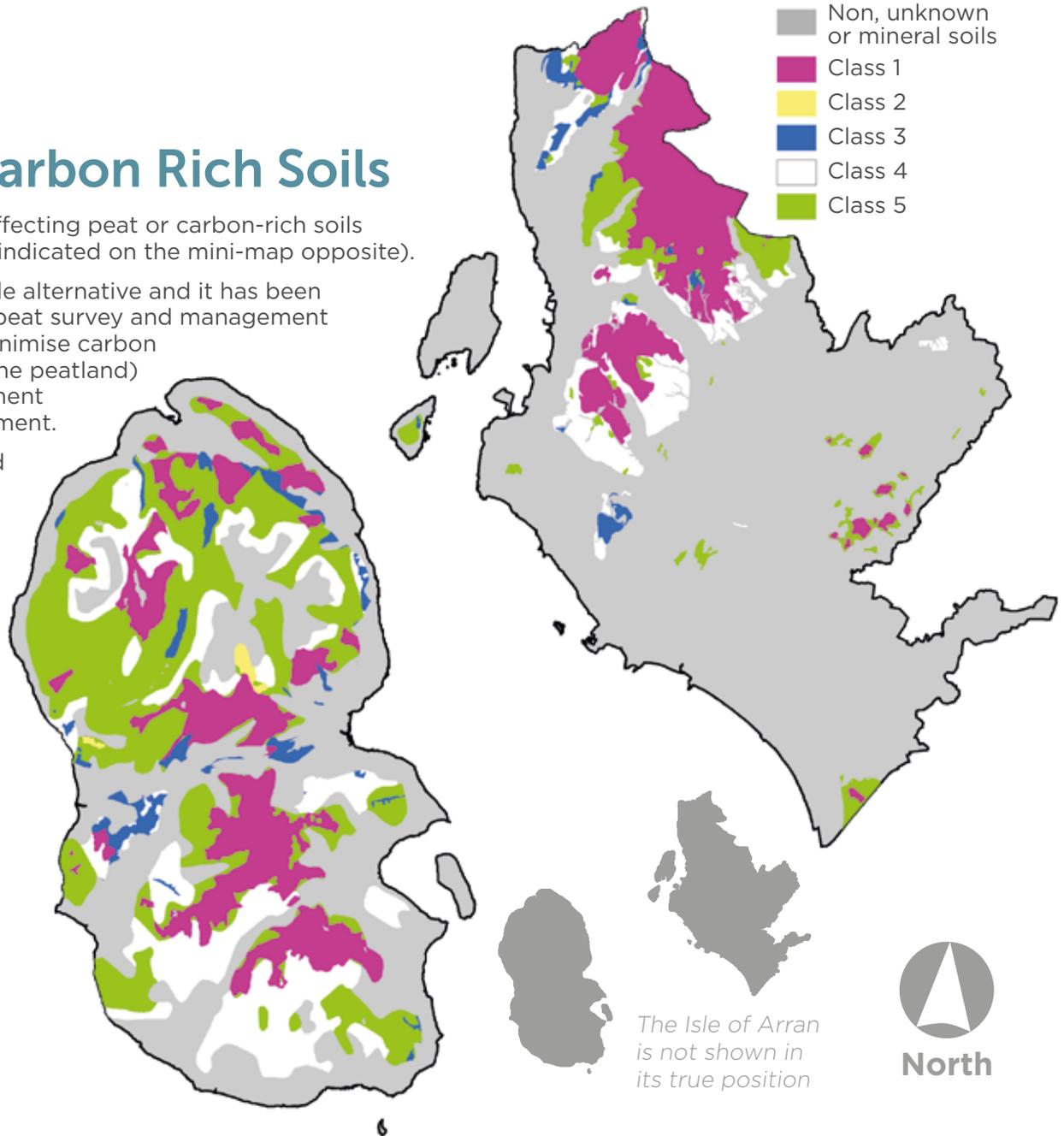
**Class 1:** All vegetation cover indicates priority peatland habitats - and - All soils are carbon rich soils and deep peat

**Class 2:** Most of the vegetation cover indicates priority peatland habitats - and - All soils are carbon rich soil and deep peat

**Class 3:** Vegetation cover does not indicate priority peatland habitat but is associated with wet and acidic soil types - and - Most soils are carbon rich soils, with some areas of deep peat

**Class 4:** Area unlikely to be associated with peatland habitats or wet and acidic soils - and - Area unlikely to include carbon rich soils

**Class 5:** Vegetation cover does not indicate peatland habitat - and - All soils are carbon rich soil and deep peat.



## Policy 35:

## Hazardous Installations and Substances

Proposals for development in the vicinity of major-accident hazard sites for example within Health and Safety Executive consultation zones, or the designated safeguarding areas for civilian infrastructure (such as pipelines, airports, power stations) or other sites should take into account the potential impacts on the proposal and the major-accident hazard site of being located in proximity to one another. Decisions should be informed by the Health and Safety Executive's advice, based on the PADHI tool. Similar considerations apply in respect of development proposals near licensed explosive sites (including military explosive storage sites).

Proposals for development involving the use, transmission or storage of hazardous substances will not be supported where there would be significant adverse impacts on the environment or health and safety.

### Radioactive storage and management at Hunterston

Development for the storage and/or management of low level and intermediate level radioactive waste will be supported within the nuclear licensed area at Hunterston where the development:

- i) relates to low level and intermediate radioactive waste arising from Hunterston A and B only; and
- ii) is consistent with the relevant the national policy and strategy for managing radioactive waste in Scotland; and
- iii) includes adequate measures to mitigate adverse impacts on the environment, transport and public health.

There is a strong presumption against proposals for the storage and/or management of low level and intermediate level radioactive waste, arising from other nuclear installations in Scotland, within the nuclear licensed area unless the following exceptions are met:

- iv) it has been sufficiently demonstrated that the proposals would address a significant shortfall of appropriate radioactive waste management infrastructure in Scotland; and
- v) the Hunterston nuclear licensed area provides the best site option after adequate consideration of reasonable, alternative locations in Scotland; and
- vi) the waste arises from Scotland only; and
- vii) the proposals are in compliance with (ii)-(iv) above.

## Schedule 1: Schedule of Land Ownership

**Section 15(3) of the Act requires LDPs to contain a schedule of land that is owned by the planning authority and affected by any of the policies, proposals or views expressed in the plan. Schedule 1 of the regulations contains a form for this purpose. Scottish Ministers intend this provision to relate to policies, proposals or views relating to specific built developments on specific sites, and not to broad policy designations.**

Description of Land Owned by North Ayrshire Council	Town	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land
i3 Enterprise Zone	Irvine	Policy 1 – Strategic Projects, Towns and Villages
Irvine Harbourside	Irvine	Policy 1 – Strategic Projects
Ardrossan Harbour and North Shore	Ardrossan	Policy 1 – Strategic Projects, Towns and Villages
Millport CARS and Flood Defence Scheme	Millport	Policy 1 – Strategic Projects, Towns and Villages
Stoneyholm Mill and Lochshore	Kilbirnie	Policy 1 – Strategic Projects, Towns and Villages
Montgomerie Park	Irvine	Policy 1 – Strategic Projects, Towns and Villages
Hunterston Port and Energy Hub	Hunterston	Policy 1 – Strategic Projects, Towns and Villages
Brodick Harbour	Brodick	Policy 1 – Strategic Projects
Land at Junction of Portencross Road	West Kilbride	Policy 5 – New Homes and Maintaining an Effective Housing Land Supply
Land at Chapelton Road	West Kilbride	Policy 5 – New Homes and Maintaining an Effective Housing Land Supply
Mayfield Farm	Saltcoats	Policy 5 – New Homes and Maintaining an Effective Housing Land Supply
Burnhouse Manor Farm	Burnhouse	Policy 5 – New Homes and Maintaining an Effective Housing Land Supply

## Schedule 2: Housing Sites

### Schedule 2a: Schedule of Allocated Sites anticipated to be active 2019-2024

Site Details	Indicative Capacity	Potential Site Mitigation
Burnhouse Manor Farm, Burnhouse (Cfs84)	55	Contaminated Land or Agricultural Assessment and Water and Drainage Assessment, Farm Shop integration
West Of Newhouse Drive, Kilbirnie (Cfs44)	100	Flood Risk Assessment, Air Quality Assessment and Water and Drainage Assessment
<b>GARNOCK VALLEY</b>	<b>155</b>	
Lochlibo Road, Irvine (Cfs07)	85	Flood Risk Assessment, Water and Drainage Assessment and Ecological Assessment
Wood Farm, Kilwinning (Cfs15)	173	Flood Risk Assessment, Health Impact Assessment and Water and Drainage Assessment
<b>IRVINE/KILWINNING</b>	<b>258</b>	
Brisbane Glen Road, Largs (Cfs48)	95	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air Quality Assessment, Health Impact Assessment, Ecological Assessment, Water and Drainage Assessment
Chapelhill Road, West Kilbride (Cfs08)	70	Air Quality Assessment, Health Impact Assessment, Education contribution assessment and Water and Drainage Assessment
Portencross Road, West Kilbride (Cfs65)	175	Education contribution assessment, Flood Risk Assessment and Water and Drainage Assessment
<b>NORTH COAST AND CUMBRAE</b>	<b>340</b>	
Mayfield Farm, Saltcoats	300	Health Impact Assessment and Water and Drainage Assessment
<b>THREE TOWNS</b>	<b>300</b>	
<b>TOTAL</b>	<b>1053</b>	

Arranged by Housing Sub-Market Area, by Settlement and then by Call for Sites Reference (in brackets).

**Schedule 2b: Schedule of Indicative Capacity of Housing Sites anticipated to be active between 2019-2024**

Site Details	Indicative Capacity	Potential Site Mitigation
Cairnhouse Farm, Blackwaterfoot (NA0946)	20	
Springbank, Brodick (NA0343)	100	
South And West Of Springbank Farm, Brodick (NA0411)	20	
Brathwic Terrace, Brodick (NA1127)	31	
Margnaeglish 2A, Lamlash (NA0095a)	18	
Benlister South, Lamlash (NA1129)	20	Flood Risk Assessment
Benlister North, Lamlash (NA1130)	20	
South Of Golf Course Road, Whiting Bay (NA1131)	12	
<b>ARRAN</b>	<b>241</b>	
Auldlea Road, Beith (NA1117)	175	Landscape and Visual Impact Assessment
Blair Road, Dalry (NA0883)	48	
Land At Blairland Farm, Dalry (NA1113)	200	Contaminated Land or Agricultural Assessment, Air quality assessment and Health Impact Assessment
West Bankside Farm, Kilbirnie (NA1115)	185	Air quality assessment, Health Impact Assessment and Landscape and Visual Impact Assessment
<b>GARNOCK VALLEY</b>	<b>608</b>	
Montgomerie Park West Private, Irvine (NA0525)	480	
Tarryholme (Phase 1), Irvine (NA0649)	86	
Tarryholme (Phase 2), Irvine (NA0649a)	109	
Tournament Park, Irvine (NA1095)	250	Health Impact Assessment and Ecological Impact Assessment. Adjacent employment area zoned as general urban area.
North Newmoor Industrial Estate, Irvine (NA1097)	260	Health Impact Assessment

Site Details	Indicative Capacity	Potential Site Mitigation
Perceton House, Irvine (NA1119)	40	Health Impact Assessment, Heritage Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Middleton Road, Irvine (NA1120)	77	Heritage Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Irvine Harbourside, Irvine (NA1122)	340	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Health Impact Assessment and Heritage Assessment
Annick Road (Menzies), Irvine (NA1149)	34	
Dalrymple Place, Irvine (NA1165)	32	
South West Of Melvin House, Kilwinning (NA0869a)	40	
Whitehirst 2, Kilwinning (NA0895b)	30	
East Of Buckreddan Lodge, Irvine Road, Kilwinning (NA0991)	31	
Nethermains Industrial Estate, Kilwinning (NA1099)	100	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air quality assessment and Health Impact Assessment
Corsehillhead (Cha), Kilwinning (NA1135)	16	Contaminated Land or Agricultural Assessment and Air quality assessment
St. Michael's Wynd, Kilwinning (NA1167)	70	
<b>IRVINE/KILWINNING</b>	<b>1995</b>	
112 Main Rd, Fairlie (NA0577)	38	
East Of Fairlie And South Of Keppenburn, Fairlie (NA0969)	50	
Noddsdale Meadow Phase 2, Largs (NA1142)	80	Contaminated Land or Agricultural Assessment, Flood Risk Assessment and Health Impact Assessment
Brisbane Glen Road, Largs (NA1143)	40	Contaminated Land or Agricultural Assessment
Former Warren Park Care Centre, 2 Anthony Court, Largs (NA1156)	16	

Site Details	Indicative Capacity	Potential Site Mitigation
Former Largs School's Cluster, Flatt Road, Largs (NA1168)	122	
St Colm's Place, Largs (NA1169)	35	
Copeland Cres, Millport (NA0688)	50	
Balnagowan 2, Skelmorlie (NA0106)	28	
Beach House Nursing Home, Skelmorlie (NA1072)	50	
Bowfield, West Kilbride (NA0059a)	10	
Ardrossan Road, Seamill, West Kilbride (NA1104)	109	Contaminated Land or Agricultural Assessment
Lawhill Farm, West Kilbride (NA1133)	64	Contaminated Land or Agricultural Assessment
<b>NORTH COAST</b>	<b>692</b>	
Ardrossan Harbour, Ardrossan (NA0923)	439	Flood Risk Assessment, Air quality assessment, Health Impact Assessment, Heritage Assessment and Ecological Impact Assessment
Sharphill East, Saltcoats (NA1096)	240	Contaminated Land or Agricultural Assessment and Air quality assessment
90-92 Canal Street, Saltcoats (NA1163)	18	
Ardoch Crescent 2, Stevenston (NA0786)	16	
Lundholm Road, Stevenston (NA1094)	70	Air quality assessment
<b>THREE TOWNS</b>	<b>783</b>	
<b>TOTAL</b>	<b>4319</b>	

Arranged by Housing Sub-Market Area, by Settlement and then by Housing Land Audit Reference (in brackets).

Schedule includes sites with an indicative capacity over 10 units as anticipated 2019.

## Schedule 3: Schedule of Long-Term Housing Sites anticipated to become active 2024-2029

Site Details	Indicative Capacity	Potential Site Mitigation
West Mayish, Brodick (Na0925)	12	
Breadalbane Hotel Site, Kildonan (Na1088)	10	
Torrinn Terrace 1, Kilmory (Na0345)	17	
Arranton, Lamlash (Na0270)	20	
Arranton Bridge, Lamlash (Na0341)	50	
<b>ARRAN</b>	<b>109</b>	
Grahamston Ave, Glengarnock (Na0512)	15	
Glebe, Glengarnock (Na0537)	64	
Putyan, Dalry (Na0703)	26	
Kings Road, Beith (Na0899)	150	
Reddance Terrace, Dalry (Na0970)	20	
South End Of Knoxville Road, Kilbirnie (Na1050)	47	
Garnock Academy, Kilbirnie (Na1114)	200	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Landscape and Visual Impact Assessment
Garnock View, Kilbirnie (Na1125)	100	Flood Risk Assessment, Air quality assessment and Health Impact Assessment
Beith Road, Longbar (Na1116)	60	Air quality assessment
Lochshore, Kilbirnie (Na1144)	250	Air quality assessment, Health Impact Assessment and Ecological Impact Assessment
<b>GARNOCK VALLEY</b>	<b>932</b>	
Cairnmount (Montgomerie Park East), Irvine (Na0750)	365	
Woodside K, Kilwinning (Na0987)	18	

Site Details	Indicative Capacity	Potential Site Mitigation
Mossculloch Farm, Kilwinning (Na1112)	50	Contaminated Land or Agricultural Assessment and Air quality assessment
111 Bank Street, Irvine (Na1081)	18	
Springside Farm, Springside (Na1121)	170	Contaminated Land or Agricultural Assessment, Flood Risk Assessment and Heritage Assessment
<b>IRVINE/KILWINNING</b>	<b>621</b>	
Ardrossan High Road, West Kilbride (Na1103)	30	Contaminated Land or Agricultural Assessment
East Of Golf Course Road, Skelmorlie (Na1106)	20	Contaminated Land or Agricultural Assessment, Health Impact Assessment and Ecological Impact Assessment
Skelmorlie Golf Club, Skelmorlie (Na1107)	50	Contaminated Land or Agricultural Assessment and Health Impact Assessment
<b>NORTH COAST AND CUMBRAE</b>	<b>100</b>	
Pavilion Place, Ardrossan (Na0543)	44	
Former Kerelaw School, Stevenston (Na1110)	80	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air quality assessment, Health Impact Assessment, Landscape and Visual Impact Assessment and Ecological Impact Assessment
Kerelaw South, Stevenston (Na1109)	30	Flood Risk Assessment, Air quality assessment, Health Impact Assessment and Ecological Impact Assessment
West Of Sharphill, Saltcoats (Na1108)	200	Contaminated Land or Agricultural Assessment and Air quality assessment
<b>THREE TOWNS</b>	<b>354</b>	
<b>TOTAL</b>	<b>2116</b>	

Schedule includes sites with an indicative capacity over 10 units as anticipated 2019.

## Schedule 4: Schedule of Regeneration Opportunities

Site Details	Indicative Capacity	Potential Site Mitigation
Whitehouse Hotel, Lamlash (Na0732)	28	
<b>ARRAN</b>	<b>28</b>	
Mill Road 2, Kilbirnie (Na0539a)	35	
Bridgend, Dalry (Na0546)	21	
Bridgend Mill, Dalry (Na0546a)	23	
Muirend Works, Muirend St, Kilbirnie (Na0850)	44	
44-48 Holmhead, Kilbirnie (Na1005)	17	
Smith Avenue, Glengarnock (Na1060)	33	
Lomond Castings, Dalry (Na1098)	45	Flood Risk Assessment, Air quality assessment and Health Impact Assessment
<b>GARNOCK VALLEY</b>	<b>218</b>	
Ayrshire Central Hospital, Irvine (Na0634)	215	
Haysholm, Irvine (Na0822)	35	
New Street, Irvine (Na0825)	15	
Longford Avenue, Kilwinning (Na1111)	150	Contaminated Land or Agricultural Assessment and Air quality assessment
Tourney Inn, Fergushill Rd, Kilwinning (Na0964)	19	
Greyhound Track, Bank Street, Irvine (Na1042)	60	
Church Street, Irvine (Na1093)	100	Flood Risk Assessment
West Byrehill Industrial Estate, Kilwinning (Na1092)	400	Air quality assessment and Health Impact Assessment
<b>IRVINE/KILWINNING</b>	<b>994</b>	
Former Reservoir, Skelmorlie (Na0920)	35	
<b>NORTH COAST AND CUMBRAE</b>	<b>35</b>	

Site Details	Indicative Capacity	Potential Site Mitigation
Garven Rd- Ardeer Primary, Stevenston (Na0693)	20	
Limekiln Road, Stevenston (Na0694)	80	
Mcdowall Place, Ardrossan (Na0740)	50	
Dalry Rd - Burgh Yard, Saltcoats (Na0753)	20	
Former St Peters Primary School, Ardrossan (Na0804)	14	
Stanley Hotel, Ardrossan Road, Saltcoats (Na0960)	17	
Grange Hotel, Harbour Street, Saltcoats (Na1023)	12	
North West Of 7 Stanley Avenue, Ardrossan (Na1047)	53	
<b>THREE TOWNS</b>	<b>266</b>	
<b>TOTAL</b>	<b>1541</b>	

Schedule includes former housing sites with an indicative capacity over 10 units as anticipated 2019.

## Schedule 5: Schedule of Employment Locations

Site Details	Indicative Capacity	Potential Site Mitigation
Willowyard, Beith	5.3 HA	
Mains Road, Beith	1.5 HA	
Lochshore, Glengarnock	10 HA	
Paddockholm South, Kilbirnie	0.5 HA	
Drakemyre/Ryeside, Dalry	0.2 HA	
<b>GARNOCK VALLEY</b>	<b>-17 HA</b>	
Nethermains, Kilwinning	15 HA	
West Byrehill, Kilwinning	20.3 HA	
I3, Irvine	105 HA	
Caledonian Paper Mill, Irvine	1.7 HA	
Irvine Industrial Estate, Irvine	20.7 HA	
<b>IRVINE/KILWINNING</b>	<b>-163 HA</b>	
Hunterston	277 HA	
<b>NORTH COAST AND CUMBRAE</b>	<b>-277 HA</b>	
Ardrossan Harbour, Ardrossan	3 HA	
Sharphill, Saltcoats	3.5 HA	
Ardeer Peninsula, Stevenston	-50 HA	
Portland Place, Stevenston	2.9 HA	
<b>THREE TOWNS</b>	<b>-60HA</b>	
<b>TOTAL</b>	<b>-517 HA</b>	

## Schedule 6: Network of Town Centres

**Table Policy 7: The role, function and opportunities within our 'Network of Centres'.**

Town Centre	Role	Function	Opportunities
Irvine	Regional Centre with inner retail core.	Supports North Ayrshire's largest concentration of commercial and civic uses. Provides a hub for retail.	Opportunities may exist for suitable residential uptake. Uses which promote the evening economy is also worth investigating. Development also has opportunity to enhance the qualities and Character of the Conservation Area. Temporary uses of public space which brings people into the centre will also be encouraged.
Largs	Wider than town centre with core retail area.	Supports needs of neighbouring settlements and visitors as well as the residents of Largs with an appropriate cultural, retail service and commercial offer. Provides access to and from the Cumbraes with Ferry terminal with Road and Rail links.	Enhancement of the visitor offer will be supported. Opportunity to take advantage of the low vacancy rate by showing support for temporary uses of public space for markets, community festivals (e.g. Vikingar!) for example.
Kilwinning	Wider than town centre with core retail area.	Support day to day retail and commercial needs of residents and visitors but also reliant on surrounding towns for access to some jobs and assets. Key Rail and Road links make the town accessible to surrounding areas.	Making use of the Public Realm on Main Street to attract town centre activities/events. Opportunities may exist to build upon recent additions to the leisure mix and evening economy of the town. Utilising the town's rich historic environment may improve footfall, building on recent projects.
Saltcoats	Wider than town centre with core retail area.	Acts as a key retail centre supporting the needs of the three towns.	Continue to support the variety of retailers which is one of the town's key assets. Opportunities also exist to build and take advantage of the Town market that takes place twice a week.
Ardrossan	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet the needs of Ardrossan's	Opportunities arising from the towns transport connections from train, road and ferry. Development with potential to further link the town centre to train and harbour is worth investigating. Building upon current community events such as the Ardrossan Music Experience festival.

Town Centre	Role	Function	Opportunities
Stevenston	Local town Centre	Supports the day to day retail requirements of the town.	Local uses that meet the needs of residents of the town should be encouraged. The town has a low number of vacant units.
Beith	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet the needs of Beith's	Utilise the variety and mix of retailers. The town has a higher than average number of independent retailer for a town of its size. Sympathetic Re-use of any buildings with historic merit would add to the distinctive nature of the town.
Dalry	Local town centre	Supports the day to day retail requirements of the town.	Opportunity to protect and enhance the unique retail offer of the town. The town centre has a higher than average concentration of independent traders. Development which enhances the special qualities of the Conservation Area will be encouraged. The town would benefit from continued support for the Dalry Farmers Society Open Show and gaining maximum benefit from the additional footfall created from the event.
Kilbirnie	Local town centre	Supports the day to day retail requirements of the town. The town supports needs from neighbouring settlements and also relies on other towns to meet the needs of Kilbirnie.	Opportunities exist to build on the recent works from the Conservation Area Regeneration Scheme (CARS), other development should aim to protect and enhance the special qualities of the Conservation Area. Opportunity to protect and enhance the unique retail and services offer by supporting the high level of independent units. One of events similar to the annual Christmas Festival to increase footfall in the town.
West Kilbride	Local town centre	To meet the day to day retail needs of the town and provide a suitable tourism offer. The town is somewhat more reliant on neighbouring settlements for jobs, retail and services than neighbouring towns are reliant on West Kilbride for these assets.	Opportunity to promote the Craft town Scotland initiative, making use of vacant units or "pop-up" shops can increase both footfall and vitality, especially during events such as Christmas Fairs. Investigation into possible enhance to the tourism offer, increasing visitor spend. Protection and enhancement of the Conservation Area's special character will add to the Town's appeal.

Town Centre	Role	Function	Opportunities
Millport	Local town centre	Support the day to day retail and service needs of the town and wider Cumbræes.	Opportunity for the town centre to take advantage of the unique tourism offer that is available. Support temporary uses of retail units, particularly outwith the main tourism season where vacancy rates have been higher in the past. The town centre audit highlighted that all but one of the town's retailers are independent, there may be an opportunity to highlight the uniqueness of retail and service provision in Millport. Development should also enhance the special character and qualities of the Conservation Area.
Riverway Retail Park Irvine	Commercial centre	Provides needs for North Ayrshire wide large comparison retail(>2,500sqm comparison retail)	Ancillary uses, such as restaurants, large scale leisure, gymnasiums May be appropriate with space that cannot be provided within our town centres.
Lamont Drive Irvine	Commercial Centre	Provides needs for North Ayrshire wide large comparison retail(>2,500sqm comparison retail)	Ancillary uses, such as restaurants, large scale leisure, gymnasiums May be appropriate with space that cannot be provided within our town centres.
East Road Retail Park Irvine	Commercial Centre	Provides needs for North Ayrshire wide large comparison retail and bulky goods (>2,500sqm comparison retail)	Continuation of similar uses as present which would not be appropriate in the town centres such as bulky goods.
Hawkhill Stevenson	Commercial Centre	Provides bulky goods comparison retailing for wider area.	Continuation of similar uses as present which would not be appropriate in the town centres such as bulky goods.

## Schedule 7: Flood Risk Framework (from Scottish Planning Policy)

Risk	Suitability	Constraints
<b>Little or No Risk</b> - annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)	Suitable for most development.	No constraints due to coastal or watercourse flooding.
<b>Low to Medium Risk</b> - annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years)	Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required.	Generally not suitable for: civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.
<b>Medium to High Risk</b> - annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)	May be suitable for: residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan; essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow; some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and job-related accommodation, e.g. for caretakers or operational staff.	Generally not suitable for: civil infrastructure and the most vulnerable uses; additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and new caravan and camping sites.

\*Flood Risk Framework (from SPP, para 263)

## Schedule 8: Aligning investment with LDP2

### **North Ayrshire Capital Investment Strategy 2018/19 to 2027/28**

Our Capital Investment Strategy and Capital Investment Programme 2017/18 to 2027/28 sets out a 10 year plan of how we will invest in North Ayrshire to meet our overall aims as a Council. It shares a long-term view of development much like the LDP. This allows time for the Council to develop sound business cases and fully recognise the resource implications and substantial cost of acquiring, developing and using assets.

We have committed to investing around £245million and this includes a new school and infrastructure works at Montgomerie Park in Irvine; a new school to replace the aging Moorpark Primary in Kilbirnie; the creation of a residential and respite unit for children in Stevenston; and redevelopment of Annick Primary in Irvine. The plan also proposes investment in our local road network, to resolve the drainage issues at Woodlands Primary School's playing field and to upgrade Kilbirnie Cemetery.

Given that a significant number of investments identified in the Capital Programme are physical developments in our towns and villages, and that the LDP is a long term spatial strategy for directing the right development to the right places, there is a close alignment between the two for example, we will use the Capital Investment Programme and its annual refresh each year to inform our Action Programme. However, due to the different timescales and legislative frameworks involved in preparing the Capital Investment Programme and LDP2, and consultation obligations related to some of the capital projects, it has not been possible to advance all the projects as direct proposals of LDP2 from the outset of the LDP - for example, new schools. Nonetheless, we recognise the importance of these projects in achieving the LDP vision and have included reference to capital investment projects where appropriate. Where physical projects are proposed, but a development site has not been identified, the LDP provides a positive framework to support the delivery of investment at the most appropriate location. We would expect proposals to be brought forward in line with the overall spatial strategy set out in the LDP.

## Schedule 9: Historic Environment further information

### General Principles

**Conservation Areas** are designated by North Ayrshire Council as areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. The special character or appearance of Conservation Areas may often be set out within the Council's Conservation Area Appraisal documents or elsewhere within the Council's records.

Works to buildings and structures affecting the character or appearance of a Conservation Area may be subject to planning permission. Proposals to demolish Conservation Area buildings are also subject to a separate process, Conservation Area Consent (CAC).

**Listed Buildings** are designated by Historic Environment Scotland as buildings of architectural or historic interest. Historic Environment Scotland uses the criteria at Annex 2 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether a building is of special architectural or historic interest. Information regarding the architectural or historic interest of a listed building can be found within Historic Environment Scotland's designations records, available on our website (<http://portal.historicenvironment.scot/designations>).

Works for the alteration, extension or demolition of a Listed Building are likely to require Listed Building Consent (LBC).

Development affecting the setting of a Listed Building is subject to planning permission. Further information regarding the designation and management of listed buildings can be found in the below Historic Environment Scotland booklet: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=34c90cb9-5ff3-45c3-8bc3-a58400fcbc44>

**Inventory Designed Landscapes** are designated by Historic Environment Scotland as nationally important gardens and designed landscapes laid out for artistic effect. Historic Environment Scotland uses the criteria at Annex 5 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether a garden or designed landscape is of national importance for inclusion on the Inventory. Information regarding the importance of an Inventory Garden or Designed Landscape can be found within Historic Environment Scotland's designations records, available on our website (<http://portal.historicenvironment.scot/designations>).

Development affecting Inventory Designed Landscapes and their settings is subject to planning permission. Further information regarding the management of Inventory Designed Landscapes can be found in the below Historic Environment Scotland Managing Change Guidance Note. (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=83214207-c4e7-4f80-af87-a678009820b9>)

**Scheduled Monuments** are designated by Historic Environment Scotland as archaeological sites or monuments of national importance. Historic Environment Scotland uses the criteria at Annex 1 of the Historic Environment Scotland Policy Statement (HESPS, 2016) to determine whether an archaeological site or monument is of national importance. Information regarding the importance of Scheduled Monuments can be found within Historic Environment Scotland's designations records, available on our website (<http://portal.historicenvironment.scot/designations>).

Development directly affecting a Scheduled Monument requires Scheduled Monument Consent from Historic Environment Scotland. Development affecting the setting of a Scheduled Monument is subject to planning permission. Further information regarding the designation and management of Scheduled Monuments can be found in the below Historic Environment Scotland booklet. (<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=c7168c5a-cd70-4887-bdfb-a63300ac10e6>)

Non-designated archaeological sites and monuments can be included as part of a Council's Historic Environment Record (HER). Development affecting non-designated archaeological sites and monuments and their settings is subject to planning permission.





# Development Plan Scheme March 2018



YOUR PLAN YOUR FUTURE



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

# Introduction

## What is the Development Plan Scheme?

The Development Plan Scheme (DPS) is an important document, which provides information about the preparation of our second Local Development Plan (LDP). It sets out how and when we will involve communities, businesses and other interested groups in preparing the plan.

The DPS:

- Explains what the North Ayrshire LDP is
- Outlines the key stages in preparing the second LDP
- Sets out the timetable for this new plan; and
- Contains a participation statement, outlining when, how and with whom we will consult on the plan.

This is the fourth DPS for the new plan. We review and update it every year. If there are any important changes to report, we will publish more updates to the scheme.

You can view the DPS at any public library in North Ayrshire and on our website at

[www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/](http://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/)

We produced  
our **1st** LDP  
on **20 May**  
**2014**  
it covers  
a **10-year**  
period up to  
**2024**

We hope to adopt  
our **new** LDP  
in **2019**  
that will cover  
a **10-year**  
period up to  
**2029**

## What is the North Ayrshire Local Development Plan?

Each Local Authority must prepare an LDP to guide the future development and land use in its area. We produced our first LDP on 20 May 2014. The North Ayrshire LDP replaced old-style 'local plans' and was one of the first of its kind to be prepared in Scotland.

The LDP identifies opportunities for new homes, business and industry, shops and community facilities while protecting places of value to people and wildlife. It provides guidance on what, where and how development should take place in North Ayrshire. The plan guides decisions on planning applications throughout North Ayrshire.

**The LDP identifies opportunities for new homes, business and industry, shops and community facilities while protecting places of value to people and wildlife.**

## Why do we need a new LDP?

The current LDP covers a 10-year period up to 2024 and needs to be replaced every five years. We update the LDP to meet the future development needs of North Ayrshire. LDP 2 will cover a 10 year period anticipated to be from its adoption in 2019 until 2029.

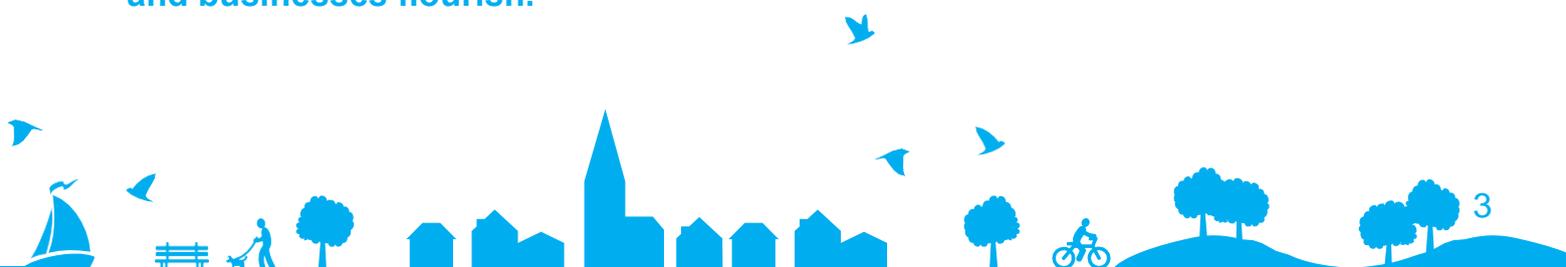
**The LDP has an important role to play in creating jobs and promoting growth that helps to make sure everyone can be included in their local community.**

## How does the new LDP affect me and why should I get involved in preparing it?

Planning affects our lives in many ways. The LDP will affect the places we live in, and the way our surroundings look, from regenerating our towns and villages to building new schools, houses, shops, offices and so on.

The LDP has an important role to play in creating jobs and promoting growth that helps to make sure everyone can be included in their local community. It will set out planning policies guiding how places should and should not develop.

**We need your involvement to help us make the best plan for North Ayrshire and make sure the area continues to be the place where people, communities and businesses flourish.**



# Preparing the new Local Development Plan

## What are the main stages in preparing the new LDP?

### Stage 1: Gathering the evidence - (Complete)

We invited people to tell us about issues and suggest possible sites for development as part of the 'call for sites exercise'. We prepared a monitoring statement identifying the key changes to the area and the effects of the current LDP.

### Stage 2: Main Issues Report - (Complete)

We used the evidence we collected to prepare the Main Issues Report (MIR). The MIR encouraged public discussion and feedback on our big ideas for future development and on what we should include in the new plan. The MIR gives options as to how we might deal with the main planning issues in the new plan. We undertook public consultation on the document between 30 January and 10 March, 2017. This stage took longer than anticipated due to extra consultation exercises that took place towards the end of 2017. This extra consultation has helped shape the Plan.

### Stage 3: Proposed Plan (to be published in spring 2018)

We will publish our Proposed Plan using the comments we received on the MIR from both the public and other stakeholders. The Proposed Plan sets out the Council's view on what the final LDP should contain.

You will be able to give us your comments on the Proposed Plan during the consultation period which runs from April to June 2018 (specific dates to be finalised). We will consider the comments we receive and make any necessary changes to the Proposed Plan. Further consultation will be needed if there are any significant changes.

**“We gathered and reviewed consultation responses from the public and stakeholders to put together our Proposed Plan.”**

### Stage 4: Examination

We send the Proposed Plan to Scottish Ministers for 'examination'. A reporter, appointed by the Scottish Ministers, considers whether the plan's content is appropriate and in the best interests of the area. They will prepare and publish a report with recommendations that will allow us to adopt the plan. The recommendations may suggest a change to deal with a particular issue. We must follow the reporter's recommendations except in exceptional circumstances.

**“We can adopt the plan after we have followed the recommendations in the examination report and received Scottish Ministers' approval.”**

### Stage 5: Adoption

When we adopt the Proposed Plan it becomes the Local Development Plan and the legal document for considering all planning applications in North Ayrshire.

Please also see the Local Development Plan timetable on page 6 of this document. This provides more information on what each stage involves, including when it is likely to start and end.

The timetable also highlights key dates in the political calendar which could impact upon the plan process.

## What is in the new plan?

### Vision and Spatial Strategy

The Vision will be a clear view of what kind of North Ayrshire we are trying to achieve and what the area might look like in the future. It comes from the Local Outcome Improvement Plan (LOIP), seeking a North Ayrshire that is healthier, working, safer and thriving.

It sets the high-level aims and objectives while the Spatial Strategy shows key priorities including strategic projects the new plan hopes the help deliver.

### Overarching and detailed policies

This includes the policies that set out where and how certain types of development should happen (for example, housing, retail, business and industry), and the main factors for considering planning applications.

### Proposal Maps

These are maps showing the specific locations of the policies and proposals.

## What has informed the content of the new plan?

### Consultation

We have involved the public, businesses, national agencies, developers and anyone who has an interest in North Ayrshire, in a variety of ways. This was important as it made us aware of:

- The views of communities, businesses and other interested groups
- The sites which are under pressure for development; and
- The sites that need protecting from inappropriate development

We feel that involving as many people as possible has helped us gain a greater understanding of potential and existing issues. Further consultation on the Proposed Plan will make sure that the decisions taken in the new Plan are well informed.

### Other Strategies

We considered national strategies and policies when we prepared the new plan. The content of the plan reflects and supports our aims and the aims of our partners in:

- The Local Outcome Improvement Plan (LOIP)
- The Single Outcome Agreement
- The Council Plan
- The Local Housing Strategy
- The Economic Development and Regeneration Strategy; and
- Various other council strategies



## The Local Development Plan timetable

The following timetable outlines the programme for preparing the new LDP. The consultation events that we plan to carry out are shown in blue. Details on public consultation will be well publicised, using posters, local press, leaflets, the internet and email.

	2016		2017			2018				2019	
	Jan-Jun	Jul-Dec	Jan-Apr	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
<b>Stage 1: Gathering the evidence - (Completed)</b>											
<ul style="list-style-type: none"> <li>•Call for sites exercise</li> <li>•Stakeholder briefings</li> <li>•Councillor involvement</li> <li>•Pre-Main Issues survey</li> <li>•Development Plan forums</li> <li>•Community Council training</li> <li>•Review pressure and evidence for change</li> <li>•Strategic Environmental Assessment (SEA) begins</li> </ul>	Elections										
<b>Stage 2: Main Issues Report - (Completed)</b>											
<ul style="list-style-type: none"> <li>• Publish Main Issues Report - Jan 2017, Interim SEA Environmental Report, Monitoring Statement</li> <li>• Period for representations</li> <li>• Development Plan Forums</li> <li>• Public Exhibitions</li> <li>• Consider representations</li> <li>• Consultation of additional sites</li> </ul>			Consultation & Elections	Additional Sites consultation							
<b>Stage 3: Proposed Plan - (In progress)</b>											
<ul style="list-style-type: none"> <li>• Publish Proposed Plan - April 2018, Proposed Action Programme, revised SEA Environmental report &amp; HRA Draft Record</li> <li>• <a href="#">Period for representations</a></li> <li>• <a href="#">Drop-in sessions</a></li> <li>• Consultation 8 weeks from late April 2018</li> <li>• Consider representations</li> </ul>							Consultation				
<b>Stage 4: Examination</b>											
<ul style="list-style-type: none"> <li>•Submit Proposed Plan - Proposed Action Programme, summary of unresolved issues, Report of Conformity with Participation Statement, SEA Environmental report to Scottish Ministers (November 2018)</li> <li>•Reporter appointed to consider issues</li> <li>•Reporter's report published</li> </ul>									Examination		
<b>Stage 5: Adoption</b>											
<ul style="list-style-type: none"> <li>• Publish plan incorporating reporter's recommendations</li> <li>• Submit plan to Scottish Ministers (June 2019)</li> <li>• Adopt plan and publish Action Programme and SEA Post-Adoption</li> </ul>											Adoption

# The Participation Statement



If you are interested in any section of the Plan, it is important to get involved at this stage as it is the final stage before we submit the Plan to Scottish Ministers for examination.

**The new LDP will affect where you live, work, shop, play and travel in North Ayrshire. Local people and organisations have useful knowledge, which can help us understand potential issues in North Ayrshire and build a better plan.**

## Who, when, and how?

Consultation is important to us. We want to involve as many people as possible. This section sets out who, when and how we will consult.

### Who?

We will consult:

- The general public
- Community councils across North Ayrshire
- Locality partnerships
- Government consultees and agencies
- Businesses, landowners, developers, agents, residents' associations; and
- Other interested groups or individuals

### When?

The LDP timetable on the previous page sets out the opportunities for you to be involved in the Proposed Plan consultation.

### How?

We will carry out the following steps to encourage public involvement with the plan.

- Provide copies of consultation documents on our website, in every public library and in other Council offices
- Notify landowners/leaseholders of those who are located within 20 meters of a proposed land allocation
- Provide simple forms to make your views known
- Keep you informed of significant progress on the plan
- Publicise our contact information so you can ask questions and receive answers about the plan
- Make use of social media to reach a new audience
- Hold public meetings at convenient times and locations
- Make the information we send out as clear as possible
- Work closely with other Council services and volunteer groups to encourage people to get involved in planning

Publicise the opportunities for public comment, using a wide range of publicity techniques, including adverts in the local press, statutory notices, our website, email, social media posters and so on.

**Our customer charter sets out the values and standards you should expect from us when involving you. This charter is available to view on our website at [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans).**



# Our contact details

For more information about the Local Development Plan, or if you would like us to add you to our database, please contact us:

Planning Services,  
Economic Growth Services,  
Economy and Communities,  
North Ayrshire Council  
Cunninghame House,  
Irvine, KA12 8EE

Tel: 01294 310000

Email: [ldp@north-ayrshire.gov.uk](mailto:ldp@north-ayrshire.gov.uk)

[www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/](http://www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/)



YOUR PLAN YOUR FUTURE

This Development Plan Scheme is available in other formats such as on audio tape, on CD, in Braille and in large print. We can also provide it in other languages if you ask us to.



North Ayrshire Local Development Plan (2014) and Proposed Local Development Plan (2018): Draft Action Programme



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# 1 Introduction

## 1.1 What is the North Ayrshire Local Development Plan (LDP)?

Local authorities are required to prepare Local Development Plans to guide the future development and use of land for their areas. They are key components of Scotland's planning system, coordinating future investment and related supporting infrastructure to deliver sustainable economic growth and regeneration. We adopted our first Local Development Plan (LDP) on 20 May 2014.

The North Ayrshire LDP identifies opportunities for new homes, business and industry, shops and community facilities while protecting places of value to people and wildlife. It provides guidance on what, where and how development should take place in North Ayrshire, informing decisions on planning applications throughout this area.

To view our LDP, please visit [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans) or any of our public libraries.

## 1.2 The next LDP

LDPs covers a 10 year period but we will need to replace it every five years or less. They also provide a vision and broad indication of scale and location of growth up to year 20 from the date of adoption. Currently, we are carrying out a review to ensure the area continues to have up-to-date plan coverage, with enough land allocated to meet the requirements of North Ayrshire's future development needs. Preparing a second LDP is the right way to do this.

The second LDP will affect where you live, work, play, travel and invest in North Ayrshire. Local people, and organisations, have useful knowledge which can help us understand potential issues in the area and build a better plan. It is important to get involved in preparing the new plan, if you want to influence how the area will change in future.

Our Development Plan Scheme sets out the timetable for preparing the new plan and contains a participation statement, outlining opportunities for you to influence how the area will change. You can view the Development Plan Scheme at [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans) or in any of our public libraries.

This action programme also contains a section for Proposed Local Development Plan and details how each of the policies and proposals (which are different to those in the Adopted Local Development Plan) will be delivered within the anticipated lifetime of the Plan (2019-2014). Once the Proposed Local Development Plan has been adopted, this Action Programme will be updated accordingly and then subject to review at least every two years.

### 1.3 Purpose of Action and Delivery Programme

First published in 2011, the Action Programme outlines how we intend to deliver the plan by working in partnership with different agencies. Where possible, the Action Programme details:

- actions required to deliver the policies and proposals of the LDP;
- the name of the agency/organisation who is to carry out the actions;
- the timescale for carrying out each action; and
- provides a short update on progress.

The Action Programme is also a 'live' document under constant review, meaning that it will be frequently updated to reflect major progress with specific proposals, and changing circumstances. In line with legislation, the Action Programme will be republished every two years. More information will be added as the implementation of the plan progresses.

Not all actions are dependent upon us. Some actions may be dependent on external funding, the developer, timing of development etc. Nevertheless, it is important actions are met as this will maintain stakeholder confidence in the plan by facilitating timely delivery of development and related outcomes.

On a regular basis, we will liaise with stakeholders to discuss the proposed delivery and phasing of development, provision of infrastructure and any potential issues, ensuring that all parties are signed up to the actions and that the timescales are practical and achievable.

This programme will also form the framework to how we measure the Local Development Plan's performance. Throughout the following sections, there are performance indicators which will be monitored and reported when the programme is updated. The performance indicators are derived from both the Local Development Plans Vision and the objectives listed within the Strategic Environmental Assessment.

## 1.4 Contact Us

We strongly encourage pre-application discussions to enable, as far as possible, the potential issues associated with a proposal to be identified and resolved at an early stage. Such discussions can greatly benefit both applicants and us, improving certainty as well as saving time and costs in the planning process.

Our contact details are provided below, if you wish to obtain further advice about our LDP and planning guidance or to arrange pre-application discussions with us:

By phone: 01294 324319

By email: [e-planning@north-ayrshire.gov.uk](mailto:e-planning@north-ayrshire.gov.uk)

In person or by post: Planning Services, North Ayrshire Council, Cunninghame House,  
Irvine, KA12 8EE

DRAFT

# 2.1 LDP2

The Proposed Plan is due to be published in spring 2018. This plan is the Council's settled view to what the Local Development Plan should contain. It is anticipated that the Plan will be adopted in 2019 and have a statutory time period of 2019-2024. It is important that the Plan maintains a focus on delivery. Once the Plan is adopted, this action and delivery programme will be updated and be a key tool in monitoring delivery and helping the plan reach its aims which are in the vision of the document.

The following is the proposed policies and proposals that appear in the Proposed Plan and how we feel they can be delivered within the plan period. The policies have been grouped in categories to allow for a more user friendly action programme.

## Monitoring of LDP2

This is be a key document in monitoring and evaluating the performance of the plan and will inform future updates of our development plan. This chapter contains within it performance indicators which have derived from both the Vision of LDP2 and the Strategic Environmental Assessment (SEA). The SEA contained within it objectives to measure the environmental impacts of the Policies and Proposals and these are referenced throughout this document.

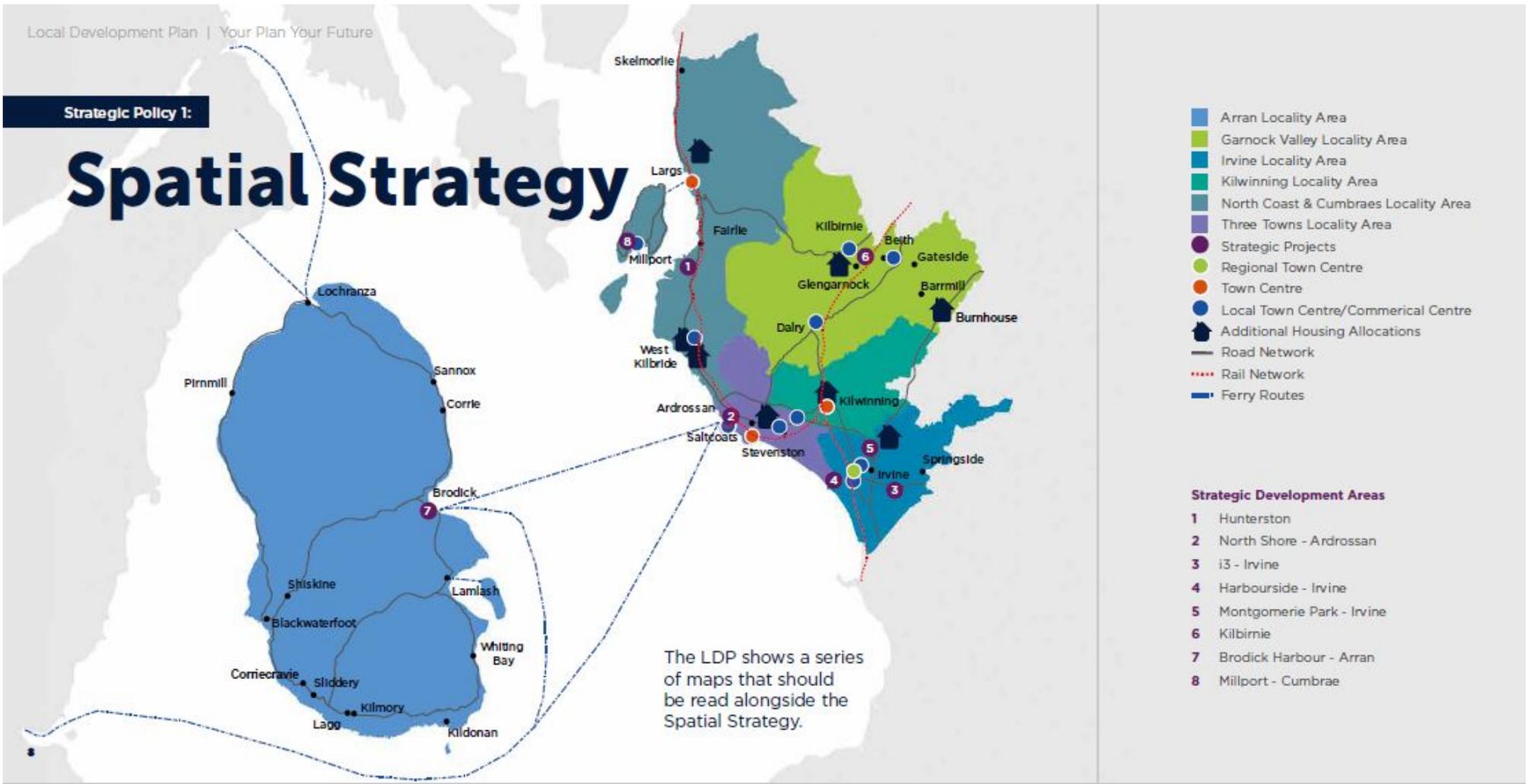
*Table xx SEA Objectives and guide questions.*

SEA Objective	Guide Questions
1. Protect and improve soil and land resources	(i) Will the proposal reduce vacant and derelict land? (ii) Will the proposal impact on valuable soils e.g. prime quality agricultural and/or carbon rich soils?
2. Manage and reduce flood risk	(i) Will the proposal affect the risk of flooding?
3. Protect and enhance the water environment	(i) Will the proposal affect the quality of waterways and groundwater? (ii) Will the proposal affect an adequate supply of water to homes and businesses?
4. Protect local air quality	(i) Will the proposal affect an existing air quality action area?
5. Provide support for achievement of a more balanced population structure.	(i) Will the proposal support development in locations that are accessible to employment, education, public services and/or recreation opportunities?

	(ii) Will the proposal contribute toward a mix of housing types and tenures, including homes for families and older people, to meet future housing needs?
6. Promote improved health of the human population	(i) Will the proposal protect and enhance public accessibility to open space? (ii) Will the proposal protect and enhance green networks? (iii) Will the proposal link with the walking and cycling network?
7. Protect, and, where appropriate, enhance the historic environment	(i) Will the proposal affect places, landscapes and structures of historic, cultural and/or archaeological value and their settings?
8. Manage, maintain and promote efficient use of material assets	(i) Will the proposal promote sustainable use and development of land as a material asset?
9. Reduce greenhouse gas emissions and contributes to improving North Ayrshire's resilience to climate change impacts.	(i) Will the proposal affect carbon emissions? (ii) Will the proposal contribute to the mitigation of and adaptation to climate change?
10. Protect, enhance and, where appropriate, restore the quality and distinctiveness of North Ayrshire's landscape.	(i) Will the proposal affect protected landscape features and protected areas of open space? (ii) Will the proposal protect and enhance the landscape character of the area (iii) Will the proposal have a significant effect on areas of wild land or other landscape protected areas
11. Conserve, or, where appropriate, enhance local biodiversity, including statutory and non-statutory designations and protected species.	(i) Will the proposal have a likely significant effect on a Natura 2000 site? (ii) Will the proposal have a likely have a significant effect on protected sites and protected species? (iii) Will the proposal enhance local biodiversity?

Strategic Policy 1:

# Spatial Strategy



- Arran Locality Area
- Garnock Valley Locality Area
- Irvine Locality Area
- Kilwinning Locality Area
- North Coast & Cumbræes Locality Area
- Three Towns Locality Area
- Strategic Projects
- Regional Town Centre
- Town Centre
- Local Town Centre/Commerical Centre
- Additional Housing Allocations
- Road Network
- ⋯ Rail Network
- Ferry Routes

**Strategic Development Areas**

- 1 Hunterston
- 2 North Shore - Ardrossan
- 3 i3 - Irvine
- 4 Harbourside - Irvine
- 5 Montgomerie Park - Irvine
- 6 Kilbirnie
- 7 Brodick Harbour - Arran
- 8 Millport - Cumbræe

The LDP shows a series of maps that should be read alongside the Spatial Strategy.

## Overarching Policies

The following policies are designed at a strategic level with a focus to achieving our Vision which is, “A better Life”. In the tables below we have listed these strategic policies and below listed detailed policies that are designed to contribute to the vision.

### Policy 1: Spatial Strategy

The aim of this policy is to direct most development to our Towns and Villages and sets the criteria for when sustainable development will be supported in the countryside.

Related Policies
Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 8: Leisure, Retail and other Tourism-Related Development on Arran, Sustainable Tourism , Policy 11: Employment Locations (outwith centre network), Policy 12: Business Development on Arran and Cumbrae, Policy 13: Preserving and Enhancing Our Conservation Areas, Policy 14: Listed Buildings, Policy 15: Historic Gardens and Designed Landscapes, Policy 16: Scheduled Monuments, Policy 17: Non-designated Archaeological Sites and Monuments, Policy 18: Green and Blue Infrastructure, Policy 19 - Landscape and Seascape, Policy 20: Protection of our Designated Sites, Policy 21: Clyde Muirshiel Regional Park, Policy 22 – Forestry, Woodland, Trees & Hedgerows, Policy 25: Cemetery Sites, Policy 26: Water Environment Quality, Policy 27: Flood Risk Management, Policy 28: Alignment with Marine Planning, Policy 29: Supporting Aquaculture, Policy 33: - Energy Infrastructure Development, Policy 34: Waste Management Facilities, Policy 35: Future Proofing for Heat Networks, Policy 36: Safeguarding of workable mineral resources, Policy 37: Responsible Extraction of Mineral Resources, Policy 38: Protecting Peatland and Carbon Rich Soils, Policy 39: Hazardous Installations and Substances.

**Lead Partners:** NAC, Key Agencies

### Proposed Actions

Preparation of Annual monitoring statement to be consulted with key agencies.

**Indicators of Success:** *How will we know if the plan is performing well?*

- Most development has taken place within our existing towns and villages
- The town centre first principle has been applied where relevant
- Number of new homes built on allocated sites?
- New employment opportunities taken up
- Number of applications with a built heritage consideration
- Partnership working has progressed a number of developments

**Relevant SEA Objectives:** 1-11

## Policy 2: Placemaking

### Related Policies

Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 8: Leisure, Retail and other Tourism-Related Development on Arran, Policy 9: Shopfronts, Signs and Advertisements, Policy 10: Supporting Sustainable Tourism, Policy 11: Employment Locations (outwith centre network), Policy 12: Business Development on Arran and Cumbrae, Policy 13: Preserving and Enhancing Our Conservation Areas, Policy 14: Listed Buildings, Policy 15: Historic Gardens and Designed Landscapes, Policy 16: Scheduled Monuments, Policy 17: Non-designated, Archaeological Sites and Monuments, Policy 18: Green and Blue Infrastructure, Policy 19 - Landscape and Seascape, Policy 20: Protection of our Designated Sites, Policy 21: Clyde Muirshiel Regional Park, Policy 22 – Forestry, Woodland, Trees & Hedgerows, Policy 23: Development involving Open Space, Policy 24: Outdoor Sports Facilities, Policy 25: Cemetery Sites, Policy 26: Water Environment Quality, Policy 27: Flood Risk Management, Policy 28: Alignment with Marine Planning, Policy 29: Supporting Aquaculture, Policy 30: Digital Infrastructure and New Communications Equipment, Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver, Policy 33: - Energy Infrastructure Development, Policy 34: Waste Management Facilities, Policy 35: Future Proofing for Heat Networks, Policy 36: Safeguarding of workable mineral resources, Policy 37: Responsible Extraction of Mineral Resources, Policy 38: Protecting Peatland and Carbon Rich Soils, Policy 39: Hazardous Installations and Substances

**Lead Partners:** *NAC, Key Agencies*

### Proposed Actions

Preparation of Annual monitoring statement to be consulted with key agencies.

### Indicators of Success

How will we know if the plan is performing well?

*Number of examples that have been informed or enhanced by the placemaking policy*

*Number of applications directly related to LOIP priorities*

### Relevant SEA Objectives

1-11.

### Policy 3: Delivering Strategic Development Priorities

#### Strategic Projects

The strategic projects are highlighted in our proposed plan as key developments which can help us deliver our vision for North Ayrshire. Future Action Programmes may focus on these projects to try and deliver these projects.

Project Name	Lead Partners (including those with a consultative input)	Timescale	Environmental impacts to be considered and Relevant SEA Objectives.	Proposed Action	Associated LDP2 Policies
Irvine Harbourside	NAC, HES, Partners TBC		1, 2, 3, 5, 6, 7, 8, 10, 11	Support to development of a maritime mile,  Promotion of housing in the area  Reduction of Vacant and derelict land	Policy 6: Regeneration Opportunities, <b>Policy 2: Placemaking</b> , Policy 10: Supporting Sustainable Tourism, Policy 11: Employment Locations (outwith centre network),
i3 Irvine	NAC, Partners TBC		1,3 8,	Discover implementation of Tax Incremental Funding options with Scottish Government	Policy 6: Regeneration Opportunities, , Policy 11: Employment Locations (outwith centre network)
Hunterston	NAC, Scottish Government, PEEL AND EDF, HUNTERSTON, Partners TBC		5,9	Work with Scottish Government for re-instatement as a National Development  Await planning application	<b>Policy 2: Placemaking</b> Policy 39: Hazardous Installations and Substances Policy 6: Regeneration Opportunities
Kilbirnie Lochshore AND Stoneyholm Mill	NAC, TRUST, HES, Partners TBC		1,2,3,5,6,8,11	Adopt Masterplan  Await planning application	<b>Policy 2: Placemaking</b> Policy 14: Listed Buildings Policy 10: Supporting Sustainable Tourism Policy 5 New Homes Policy 18: Green and Blue Infrastructure
Millport CARS and Flood Defence Scheme	NAC, HES, Partners TBC		2,5,7,9	Continue to support CARs Support the implementation of the Flood Protection Scheme	<b>Policy 2: Placemaking</b> Policy 13: Preserving and Enhancing Our Conservation Areas Policy 14: Listed Buildings
Brodick Harbour/	NAC, Partners TBC		5,10	Support mix of commercial and industrial proposals	<b>Policy 2: Placemaking</b> Policy 18: Green and Blue Infrastructure Policy 6: Regeneration Opportunities

<b>Market Road Area</b>					Policy 11: Employment Locations (outwith centre network) ), Policy 12: Business Development on Arran and Cumbrae Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver
<b>Ardrossan Harbour and North Shore</b>	<b>NAC, HES, Partners TBC</b>		<b>1,2,3,4,5,6,10</b>		<b>Policy 2: Placemaking</b> Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver Policy 18: Green and Blue Infrastructure
<b>Montgomerie Park - Irvine</b>	<b>NAC, Partners TBC</b>		<b>1,3,5,6,9,10</b>		<b>Policy 2: Placemaking</b> Policy 5 New Homes, Policy 6: Regeneration Opportunities Policy 31: Sustainable Transport and Active Travel Policy 18: Green and Blue Infrastructure

#### Indicators of Success

How will we know if the plan is performing well?

Key progress being made on any of these projects

- No of applications submitted on these sites
- No of Masterplans further guidance etc relating to these site

#### Relevant SEA Objectives

1-11.

#### Policy 4: Delivering on Community Priorities

Policy aims to allow development to work towards the priorities of each of 6 localities.

Locality	Priorities	Related SEA Objectives	Key Policies
Kilwinning	Employability Housing and Community Traffic and Parking	5. Provide support for achievement of a more balanced population structure.	<b>Policy 2: Placemaking</b> Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver
Irvine	Employment and the economy Mental Health Traffic and Parking Influence and sense of control	5. Provide support for achievement of a more balanced population structure.	<b>Policy 2: Placemaking</b> Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver
Garnoch Valley	Moving around Facilities and amenities Work and the local community	5. Provide support for achievement of a more balanced population structure. 8. Manage, maintain and promote efficient use of material assets	<b>Policy 2: Placemaking</b> Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver Policy 30: Digital Infrastructure and New Communications Equipment Policy 23: Development involving Open Space, Policy 24: Outdoor Sports Facilities, Policy 25: Cemetery Sites Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres,
North Coast	Financial inclusion Social isolation – older people Stress and anxiety – Younger People	5. Provide support for achievement of a more balanced population structure. 6. Promote improved health of the human population	<b>Policy 2: Placemaking</b> Policy 31: Sustainable Transport and Active Travel Policy 23: Development involving Open Space, Policy 24: Outdoor Sports Facilities, Policy 7: Network of Town Centres
Arran	Affordable Housing Transport Social isolation	5. Provide support for achievement of a more balanced population structure.	<b>Policy 2: Placemaking</b> Policy 31: Sustainable Transport and Active Travel Policy 32: Transport as an Economic Driver Policy 23: Development involving Open Space, Policy 24: Outdoor Sports Facilities, Policy 7: Network of Town Centres Policy 5 New Homes,
Three Towns	Economy Regeneration Communication	5. Provide support for achievement of a more balanced population structure.	Policy 5 New Homes, Policy 6: Regeneration Opportunities Policy 7: Network of Town Centres Policy 11: Employment Locations (outwith centre network)

## Proposed New Housing Sites

We proposed that LDP2 contains some additional new allocated sites in order to help delivery our vision.

Ref	Proposal	Key Actions and Environmental impacts to be considered and SEA Objectives	Lead Partners
CFS07	Old Toll House, Lochlibo Road, Irvine	Flood Risk Assessment, Water and Drainage Assessment and Ecological Assessment	Dawn Homes (Proposed Developer)
CFS08	Chapelhill Road, West Kilbride	Air Quality Assessment, Health Impact Assessment, Education contribution assessment and Water and Drainage Assessment	Balfour Beattie (Proposed Developer)
CFS15	Dalry Road, Kilwinning	Flood Risk Assessment, Health Impact Assessment and Water and Drainage Assessment	Taylor Wimpey (Proposed Developer)
CFS 44	Land West of Newhouse Dr, Kilbirnie	Flood Risk Assessment, Air Quality Assessment and Water and Drainage Assessment	Charles Lavery Homes (Proposed Developer)
CFS 48	Brisbane Glen Road, Largs	Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air Quality Assessment, Health Impact Assessment, Ecological Assessment, Water and Drainage Assessment	
CFS 51	Mayfield Farm, Saltcoats/Stevenston	Health Impact Assessment and Water and Drainage Assessment	Permission (Proposed Developer)
CFS65	PORTENCROSS Road, West Kilbride	Education contribution assessment, Flood Risk Assessment and Water and Drainage Assessment	RDK as lead
CFS84	Burnhouse Manor Farm, Burnhouse	Contaminated Land or Agricultural Assessment and Water and Drainage Assessment, Farm Shop integration	MacTaggart Construction

## 2.2 LDP 1: Vision and Spatial Strategy

Ref	Policy	Policy aim	Key actions	Lead Partners	March 2018 update
STRAT1	STRAT 1: Population	Stimulate population growth by providing land and infrastructure to deliver 7,500 new homes	<ul style="list-style-type: none"> <li>• Prepare and update development briefs and masterplans as appropriate</li> <li>• Monitor phasing and building completions through the housing land audit process</li> <li>• Maintain a 5 year effective housing land supply at all times</li> <li>• Guide new residential development towards appropriate locations</li> <li>• Facilitate infrastructure delivery to support growth</li> </ul>	NAC, developers, landowners	<ul style="list-style-type: none"> <li>• Housing Land Audit 2016/2017 has been published and agreed with Homes for Scotland (i.e. no disputes)</li> <li>• Private housing development secured planning consents (subject to a Section 75 agreement in some cases) at the following housing land allocations:  <b>Irvine &amp; Kilwinning</b> - Montgomerie Park, North Newmoor, West Byrehill, Middleton Road, North Gailes  <b>The Three Towns</b> - Ardrossan Harbour, Lundholm Road, Sharphill  <b>Garnock Valley</b> - Blairland Farm, West Bankside, Longbar, Auldlea Road</li> <li>• North Coast area, a planning application for housing development at Ardrossan Road, West Kilbride is under consideration</li> </ul>

STRAT2	STRAT 2: Employment	Facilitate development to help achieve the Council's creation target of 13,000 new jobs in North Ayrshire by 2020	<ul style="list-style-type: none"> <li>• Continue to safeguard key business and industrial sites from inappropriate alternative uses</li> <li>• Monitor the take up of employment land</li> <li>• Explore ways to maximise potential for economic development at Hunterston, Ardeer, Lochshore, and the Irvine Enterprise Area.</li> <li>• Guide major business development toward Strategic Business Locations</li> <li>• Encourage new economic activity by implementing positive policies facilitating new employment development and the reuse, refurbishment, and redevelopment of employment land</li> </ul>	NAC, developers, landowners, businesses, Scottish Enterprise, IBRC	<ul style="list-style-type: none"> <li>• NAC/IBRC successfully made case to Scottish Government for identification of i3 Business Park as an Enterprise Area, which came into effect in April 2012</li> <li>• Completion of 2013 Competitive Advantage Study identifying potential uses for Hunterston</li> <li>• NAC secured 'Energy Hub' status for Hunterston within revised NPF3</li> <li>• New employment uses secured consent at Ardrossan Harbour, Nethermain, South and North Newmoor and West Byrehill (subject to S75 agreement in some cases)</li> <li>• Employment Land Audit published in 2017 which has established a baseline</li> </ul>
STRAT3	STRAT 3: Regeneration	Deliver transformational change in our towns and villages.	<ul style="list-style-type: none"> <li>• Implement planning guidance to improve design quality across North Ayrshire</li> <li>• Facilitate regeneration and reuse of existing buildings and the regeneration of previously developed land</li> <li>• Promote centres as the focus of retail, commercial leisure development and community infrastructure</li> <li>• Monitor levels of vacant and derelict land</li> </ul>	NAC, developers, landowners, Historic Environment Scotland, CSGN, IBRC	<p>The following lists key transformation projects securing planning consent:</p> <ul style="list-style-type: none"> <li>• New Irvine community, cultural and leisure centre, 'The Portal' which will form a key part of Irvine Town Centre's on-going revival</li> <li>• Redevelopment of Ardrossan Harbour, comprising housing, nursing home, commercial units, distributor road and coastal defence works</li> <li>• Alternative uses, including residential, secured consent at major brownfield sites e.g. North Newmoor and West Byrehill</li> <li>• Internal and external refurbishment of the historic Saltcoats Town Hall</li> <li>• New education and sports campus in Glengarnock</li> <li>• Redevelopment and extension of SportsScotland's Inverclyde National Sports Training Centre, Largs</li> </ul>

				<ul style="list-style-type: none"> <li>• New educational campus comprising nursery, primary and secondary schools at Alexander Avenue, Largs</li> <li>• Hotel refurbishment and enabling residential development at Hallmark Hotel, Irvine</li> <li>• Opening of the Portal, an innovative cultural and leisure hub featuring refurbishment of import town hall building with new purpose built sports centre extension.</li> <li>• Irvine was named most improved place at SURF awards in 2017</li> </ul> <p>Other progress:</p> <ul style="list-style-type: none"> <li>• Vacant and Derelict Land Survey 2015 completed providing an up-to-date picture of the extent and state of vacant and derelict land in North Ayrshire</li> <li>• New shopfront guidance has been published in April 2016 to facilitate higher quality shopfronts in our town centres</li> </ul>
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STRAT4	STRAT 4: Tourism	Improve the range and quality of tourist facilities within North Ayrshire.	<ul style="list-style-type: none"> <li>• Prepare development briefs as appropriate</li> <li>• Facilitate tourism proposals across North Ayrshire, building on our well established golf and marine assets</li> </ul>	NAC, developers, landowners, Visit Scotland.	<p>Key tourism projects, facilitated by LDP and granted consent, include:</p> <ul style="list-style-type: none"> <li>• Extension to golf course and leisure facilities, residential development and upgrading of nature reserve at North Gales, subject to S75 agreement</li> <li>• Redevelopment and extension of Inverclyde National Sports Training Centre, Largs</li> <li>• New residential and tourist accommodation adjacent to Dundonald Links</li> <li>• Various consents granted for new camping and caravan sites across Arran</li> <li>• Proposals for new Wild Arran Adventure Park within Brodick Castle Country Park comprising elevated walkways, slides and lookout towers</li> </ul> <p>Other progress:</p> <ul style="list-style-type: none"> <li>• Planning consent has been granted for a new distillery, visitor centre and bonded warehousing near Clachaig Farm, Arran</li> <li>• New “eco-tourism” extension to Auchrannie Resort – planning permission granted</li> <li>•</li> </ul>
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Ref	Policy	Policy aim	Key actions	Lead Partners	August 2016 update
STRAT5	STRAT 5: Environment	Facilitate appropriate development which retains and attracts people and investment to rural, coastal and island locations.	<ul style="list-style-type: none"> <li>• Support enhancements to the Ayrshire Central Scotland Green Network</li> <li>• Steer new development towards appropriate locations within the countryside</li> <li>• Monitor the effectiveness of supplementary guidance for wind turbines, coastal and rural design</li> </ul>	NAC, developers, landowners, SNH, CSGN, FCS.	<ul style="list-style-type: none"> <li>• Completion of projects under the CSGN banner, including path network upgrades at Beach Park, New Town Trail and Ardeer Quarry as well as tree planting, wildflower meadows and access improvements within Irvine Enterprise Area</li> <li>• Review of North Ayrshire's Local Nature Conservation sites nearing completion</li> <li>• Review of TPOs to commence</li> <li>• Preparation of new local biodiversity planning guidance is underway</li> <li>• NAC's membership of the Clyde Marine Planning Partnership accepted – and the Partnership will develop a statutory Clyde Marine Plan for the sustainable use of our coastal marine assets</li> </ul>
STRAT6	STRAT 6: Transport	Improve strategic transport links	<ul style="list-style-type: none"> <li>• Support delivery of the Dalry A737 bypass by continuing to safeguard the corridor required for this major transport project</li> <li>• Facilitate improved park and ride provision, where appropriate.</li> <li>• Seek opportunities for incorporating sustainable travel within new development.</li> <li>• Continue to lobby for further improvements to the A737, A78 and the Arran road network</li> </ul>	NAC, Transport Scotland, developers, landowners, SPT.	<ul style="list-style-type: none"> <li>• Extensions to park and ride delivered at Irvine and Kilwinning</li> <li>• NAC allocated £2million within its 10 year Capital Plan to fund improvements to the Pennyburn Roundabout, if needed to mitigate the cumulative impact of future housing development provided for by the LDP</li> <li>• In 2014, NAC signed a Minute of Agreement with Transport Scotland to cooperate together over the strategic road interventions. Protocol published to achieve a consistent approach to considering planning applications which could trigger the need for delivery of the interventions</li> <li>• Publication of the LTS in March 2015</li> <li>• Brodick Harbour Redevelopment commenced with traffic management works</li> <li>• Update continued on page 11</li> </ul>

Ref	Policy	Policy aim	Key actions	Lead Partners	August 2016 update
STRAT6 cont'd					<p>Ayrshire Growth Deal Prospectus published in March 2016, listing transport projects that the three Ayrshire Councils wish to develop into a business case for attracting private/public sector investment (Q1 2016). Projects include:</p> <ul style="list-style-type: none"> <li>• improvements to road and rail infrastructure, including A77, A70 and A737</li> <li>• investment in strategic ports</li> <li>• investment at Bellfield Interchange to unlock development across Ayrshire</li> </ul> <p>Other progress:</p> <ul style="list-style-type: none"> <li>• In December 2015, Scottish Ministers gave notice to proceed with the A737 Dalry by-pass. Various Road and Compulsory Purchase Orders have been published in connection with the scheme</li> </ul>
STRAT7	STRAT 7: Delivery	Establish mechanisms to facilitate development of stalled sites.	<ul style="list-style-type: none"> <li>• Devise proposals to stimulate physical development, enabling market recovery.</li> </ul>	NAC, developers, landowners	Consultant appointed to determine appropriate means of stimulating development activity. This completed work has prompted other specific actions, including deferred payment of purchase price of sites owned by the Council to facilitate housing building activity

## 2.3 LPD1: Economic Development & Regeneration

Ref	Proposal	Key actions	Environmental impacts to be considered	Lead Partners	August 2016 update
ED1	Ardrossan Harbour, Ardrossan	<ul style="list-style-type: none"> <li>Secure comprehensive masterplan, guiding residential led development, incorporating leisure, local retail, café, office, and hotel</li> <li>Masterplan to include links with housing development opportunity at Montgomerie Street</li> <li>Safeguard land for commercial port related use with direct access to the local road network</li> <li>Implement development in accordance with planning consent and Ardrossan North Shore Design Principles</li> </ul>	more detailed information should be provided regarding any proposed climate change mitigation or adaptation benefits or implications of the developments to satisfy SEA	NAC, developers, IBRC	<ul style="list-style-type: none"> <li>PPPM consent secured for redevelopment of Ardrossan Harbour, comprising housing, nursing home, commercial units, distributor road and coastal defence works</li> <li>The proposed extension to Ardrossan Marina, including new marina facilities and improved pedestrian links, secured permission</li> <li>The constabulary building has been transformed into a 10,000 sq. ft. health centre</li> <li>Pre-application discussion ongoing with a developer in relation to the residential element of proposal</li> <li>3 storey office block complete with flexible accommodation offered for rent</li> <li>15/00639/PPM approved for the erection of 70 social houses by Cunninghame Housing Association</li> </ul>
ED2	Ardeer Energetics Cluster	<ul style="list-style-type: none"> <li>Ensure proposals take account of major safeguarding zone restrictions</li> <li>Investigate ways in which the potential of this site could be maximised</li> </ul>		NAC, developers, IBRC	<ul style="list-style-type: none"> <li>Safeguarding zone restrictions ongoing through planning application decisions for neighbouring uses.</li> </ul>
ED3	Irvine Riverside Business Park	<ul style="list-style-type: none"> <li>Implement planning policy safeguarding site from non-conforming uses</li> <li>Continue to market the site as strategic business location</li> </ul>		NAC, IBRC, Scottish Enterprise, businesses	<ul style="list-style-type: none"> <li>Identification of i3 Business Park as an Enterprise Area, which came into effect April 2012</li> </ul>

		<ul style="list-style-type: none"> <li>• Implement business plan for Enterprise Area</li> <li>• Continue to implement protocol for fast tracking planning applications</li> </ul>			<ul style="list-style-type: none"> <li>• Annickbank phase 1 complete and occupied in 2015. Phase 2 under construction early 2016</li> <li>• 14/00628/PP granted for construction of a spine road and servicing for new units at Riverside Business Park</li> <li>• Various renewable energy schemes approved and installed at GSK site</li> </ul>
ED4	Hunterston	<ul style="list-style-type: none"> <li>• Market the site as an 'Energy Hub'</li> <li>• Articulate the case for improvements to the B714, A78, A737 and the rail network to support and facilitate development</li> </ul>		NAC, Clydeport, Scottish Government, Scottish Enterprise, NDA, EDF	<ul style="list-style-type: none"> <li>• Completion of Hunterston Competitive Advantage Study</li> <li>• Opportunities for renewable energy sector to be explored through implementation of International Strategy and Renewables Strategy</li> <li>• 15/00487/PP approved for 5MW solar farm</li> <li>• 16/00060/PP for erection of replacement 220m to blade tip wind turbine under consideration</li> </ul>
ED5	North Newmoor, Irvine	<ul style="list-style-type: none"> <li>• Agree development mix within development brief/masterplan</li> <li>• Demonstrate an element of retained employment use, the nature of which to be agreed with reference to a business plan</li> <li>• Employment uses to be located on-site, unless suitably alternative provision can be provided off-site</li> <li>• Retail development to serve local need in accordance with Policy TC5</li> <li>• Improve access across B7080 (Long drive) and A78 to improve connectivity to adjacent areas and provide safer routes to school</li> <li>• Prepare drainage impact/flood risk assessment.</li> <li>• Secure contributions toward AH</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• 16/00070/PPM consented for residential development by Dawn Homes</li> </ul>

ED6	South Newmoor, Irvine	<ul style="list-style-type: none"> <li>• Implement development in accordance with 13/00040/PPPM</li> <li>• Submission of further applications for matters specified in conditions</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
ED7	West Byrehill, Kilwinning	<ul style="list-style-type: none"> <li>• Agree Section 75 agreement between landowner and NAC</li> <li>• Submission of further applications for matters specified in conditions</li> <li>• Implement development in accordance with 13/00038/PPPM</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
ED8	Irvine Industrial Estate, Irvine	<ul style="list-style-type: none"> <li>• Market remaining sites/vacancies within business park</li> <li>• Implement planning policy safeguarding site from non-conforming uses.</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• No update</li> </ul>
ED9	Nethermains, Kilwinning	<ul style="list-style-type: none"> <li>• Implement development in accordance with 13/00040/PPPM</li> <li>• Submission of further applications for matters specified in conditions.</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
ED10	Tournament Park, Irvine	<ul style="list-style-type: none"> <li>• Agree development mix within development brief/masterplan</li> <li>• Demonstrate an element of retained employment use, the nature of which to be negotiated with reference to a business plan</li> <li>• Employment uses to be located on-site, unless suitably alternative provision can be provided off-site</li> <li>• Secondary access route to site to be provided by development of 250<sup>th</sup> unit</li> <li>• Proposed Core Path IK50 requires to be constructed through site. Development to include links with adjacent Ayrshire Central Hospital site</li> <li>• Undertake drainage impact assessment</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>

		<ul style="list-style-type: none"> <li>Retail development to serve local need in accordance with Policy TC5</li> <li>Secure contributions toward AH</li> </ul>			
ED11	Lochshore North, Glengarnock	<ul style="list-style-type: none"> <li>Agree development mix within a comprehensive masterplan</li> <li>Masterplan to propose links with Kilbirnie Town Centre, and a well-connected network of green infrastructure</li> <li>Development at Caledonian Road should consider links to wider masterplan area</li> <li>Secure contributions toward Town Centre Regeneration Fund and improvements to existing business/industrial development at Lochshore South, which may include its rationalisation/consolidation</li> </ul>		NAC, Scottish Enterprise, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
ED12	Lochshore South, Glengarnock	<ul style="list-style-type: none"> <li>Market remaining sites/vacancies within business park</li> <li>Implement planning policy safeguarding site from non-conforming uses</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>15/00545/PP granted in October 2015 for the first phase of an extension to a steel fabricating facility, comprising industrial warehouses and creating an additional 7,200 sq.m of floorspace</li> </ul>
ED13	Market Road, Brodick	<ul style="list-style-type: none"> <li>Implement planning policy safeguarding site from non-conforming uses</li> <li>Ensure remediation information is provided with applications, if relevant</li> </ul>		NAC, landowners developers	<ul style="list-style-type: none"> <li>No further action</li> </ul>

ED14	Irvine Beach Park, Irvine	<ul style="list-style-type: none"> <li>Implement proposals for golf course with associated residential development consisting of hotel and 176 apartments in accordance with 13/00015/PPM</li> <li>Submission of further applications for matters specified in conditions</li> </ul>		NAC, developers, IBRC	<ul style="list-style-type: none"> <li>13/00015/PPM approved for golf course with associated residential development consisting of hotel and 176 apartments</li> <li>Awaiting further action from landowners/developers</li> </ul>
ED15	Auchrannie, Brodick	<ul style="list-style-type: none"> <li>Devise and agree masterplan for future expansion of Auchrannie Hotel &amp; Spa</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Extension to Hotel and Play Barn completed in June 2015</li> <li>Further discussions regarding 11/00140/PPPM - application for further tourist and staff accommodation</li> </ul>
ED16	Largs Yacht Haven, Largs	<ul style="list-style-type: none"> <li>Secure consolidation and appropriate development of facilities</li> <li>Ensure proposals complement existing marina uses</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
ED17	Whitehouse, Lamlash	<ul style="list-style-type: none"> <li>Agree detail of design and layout for hotel development and related timeshare/residential at site</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
ED18	Lochranza Youth Hostel, Lochranza.	<ul style="list-style-type: none"> <li>Agree detail of enabling development, including design and layout, subject to satisfactory demonstration of need through a business plan</li> <li>Secure funds from enabling development (up to 3 dwellings) to cross subsidise extension to hostel</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers.</li> </ul>
ED19	Home Farm & Cladach, Brodick	<ul style="list-style-type: none"> <li>Ensure new uses and development complement existing rural business/craft development</li> <li>Ensure the development of Claddach has regard to the historic and environment sensitivities of the area</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>

## 2.4 LDP1: Housing Opportunity Sites

Ref	Proposal	Key actions	Environmental impacts to be considered	Lead Partners	August 2016 update
<b>Irvine</b>					
Irv1	Tournament Park (RES2 (1))	<ul style="list-style-type: none"> <li>See Page 15, ED9</li> </ul>	Contaminated Land or Agricultural Assessment, depending on individual site constraints.	NAC, developers, landowners	<ul style="list-style-type: none"> <li>See Page 15, ED9</li> </ul>
Irv2	Harbourside RES2(6)	<ul style="list-style-type: none"> <li>Submission of further applications for matters specified in conditions</li> <li>Implement development in accordance with 09/00690/PPPM</li> </ul>	Contaminated Land or Agricultural Assessment, depending on individual site constraints.	NAC, IBRC, developer	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
Irv3	Middleton Road, Perceton RES2 (3)	<ul style="list-style-type: none"> <li>Implement housing development in accordance with 13/00667/PPM</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>13/00667/PPM granted consent for 48 new homes, which are currently under construction</li> </ul>
Irv4	Church Street RES2 (7)	<ul style="list-style-type: none"> <li>Develop proposals and agree development mix</li> <li>Demonstrate an element of retained employment use, the nature of which to be negotiated with reference to a business plan. Acceptable employment</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>

		<p>uses include residential, office, hotel/leisure</p> <ul style="list-style-type: none"> <li>• Undertake flood risk assessment</li> <li>• Incorporate links to and along River Irvine</li> <li>• Secure contributions toward AH</li> </ul>			
Irv5	North Newmoor	<ul style="list-style-type: none"> <li>• Implement development in accordance with 16/00070/PPM</li> </ul>		NAC, landowners, developers	<ul style="list-style-type: none"> <li>• 16/00070/PPM granted for the erection of 144 houses</li> </ul>
<b>Irvine</b>					
Irv6	Fencedyke RES4 (3)	<ul style="list-style-type: none"> <li>• Planning input into Council housing proposal</li> </ul>		NAC	<ul style="list-style-type: none"> <li>• 15/00346/BW under consideration for the erection of 34 dwellings</li> </ul>
Irv7	North Gailes RES2 (5)	<ul style="list-style-type: none"> <li>• Implement development in accordance with 13/00408/PPPM.</li> <li>• Submission of further applications for matters specified in conditions</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• 13/00408/PPPM granted consent for extension to golf course and leisure facilities, residential development and upgrading of nature reserve</li> <li>• Awaiting further action from landowners/developers</li> </ul>
Irv8	Perceton House RES2 (4)	<ul style="list-style-type: none"> <li>• Develop proposals in accordance with Perceton House Development Brief</li> <li>• Secure contributions toward AH</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Development brief approved for site in May 2013 (Q2 2013)</li> <li>• Site sold in 2015; the Council has vacated the offices</li> <li>• Pre-application discussions for a new housing development are on-going</li> </ul>
Irv9	John Galt RES4 (2)	<ul style="list-style-type: none"> <li>• Proposal completed –no further actions</li> </ul>		NAC	<ul style="list-style-type: none"> <li>• Construction of 80 homes completed between 2014 and 2015.</li> </ul>
<b>Kilwinning</b>					
Kil1	Longford Avenue, Nethermains RES2 (11)	<ul style="list-style-type: none"> <li>• Develop proposals</li> <li>• Flood risk to be examined as part of overall drainage assessment</li> <li>• Secure contributions toward AH</li> </ul>		NAC, landowners developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>

Kil2	Nethermains RES2 (10)	<ul style="list-style-type: none"> <li>• See Page 15, ED9</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• See Page 15, ED9.</li> </ul>
Kil3	West Byrehill RES2 (9)	<ul style="list-style-type: none"> <li>• See Page 14, ED 7.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• See Page 14, ED7</li> </ul>
Kil4	Redstone	<ul style="list-style-type: none"> <li>• Proposal completed – no further actions</li> </ul>		NAC	<ul style="list-style-type: none"> <li>• Construction of 44 homes Council houses completed June 2014</li> </ul>
Kil5	Hazeldene	<ul style="list-style-type: none"> <li>• Develop proposals</li> </ul>		NAC, landowners developers,	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
Kil6	Mosscolloch Farm RES2 (12)	<ul style="list-style-type: none"> <li>• Develop proposals</li> </ul>		NAC, landowners developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
Kil7	Corsehillhead	<ul style="list-style-type: none"> <li>• Develop proposals</li> </ul>		NAC, landowners developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
<b>Three Towns</b>					
TT1/TT2	Ardrossan Harbour, and Montgomerie Street, Ardrossan RES2 (13& 18)	<ul style="list-style-type: none"> <li>• See Page 13, ED1.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• See Page 13, ED1.</li> </ul>
TT3/4	Sharphill West and East, Saltcoats RES2 (16&17)	<ul style="list-style-type: none"> <li>• Secure access road to Sharphill West.</li> <li>• Secure enabling link to new employment provision through phasing and business plan</li> <li>• Secure contribution toward AH.</li> <li>• Masterplan to consider integration with existing development and proposal to east, and to include central open space</li> <li>• Secure structure planting to north of site</li> <li>• Implement development in accordance with 14/00626/PPPM</li> <li>• Submission of further applications for matters specified in conditions</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• 14/00626/PPPM approved for a mixed use development for the erection of housing, offices, manufacturing, production, warehousing facilities and so on</li> <li>• Awaiting further action from landowners/developers</li> </ul>

TT5	Former Kerelaw School, & Kerelaw South, Stevenston RES2 (14&15)	<ul style="list-style-type: none"> <li>• Undertake flood risk assessment</li> <li>• Secure contribution toward AH</li> <li>• Secure linkages between sites.</li> <li>• Secure off-site road improvements on Kerelaw Road</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
TT6	Lundholm Road, Stevenston RES2 (19)	<ul style="list-style-type: none"> <li>• Implement development in accordance with 14/00626/PPPM</li> <li>• Submission of further applications for matters specified in conditions</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• 14/00593/PPPM approved for erection of residential development associated access roads, landscaping and re-contouring of site</li> <li>• Awaiting further action from landowners/developers</li> </ul>
<b>Springside</b>					
Spring 1	Springside Farm	<ul style="list-style-type: none"> <li>• Secure links to Core Path IK18</li> <li>• Secure traffic calming on Overtoun and Station Roads</li> <li>• Secure analysis of Overtoun/Crosshouse Road junction</li> <li>• Secure contribution toward AH</li> <li>• Agree structure planting in advance of future phased development to the west</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Ongoing pre-application discussions for a residential development</li> </ul>
<b>Garnock Valley</b>					
GV1	Blairland Farm, Dalry RES2(20)	<ul style="list-style-type: none"> <li>• Implement development in accordance with 15/00103/PPPM</li> <li>• Submission of further applications for matters specified in conditions</li> </ul>	Contaminated Land or Agricultural Assessment, depending on individual site constraints.	NAC, developers	<ul style="list-style-type: none"> <li>• 15/00103/PPPM approved for a residential development.</li> <li>• Site continues to be marketed</li> </ul>

GV2	Lomond Castings, Dalry RES2(21)	<ul style="list-style-type: none"> <li>Investigate capacity issues at Dalry Primary School. Secure contributions for education, if needed,</li> <li>Secure links to Core Path network.</li> <li>Update Flood Risk Assessment, if necessary</li> <li>Secure gateway feature as part of development</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Demolition building warrant under consideration for starting to clear the site</li> </ul>
GV3	West Bankside RES2 (22)	<ul style="list-style-type: none"> <li>Implement development in accordance with 15/00778/PPM</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>15/00778/PPM approved for the erection of 200 new dwellings, formation of associated roads, footpaths, SUDs pond and open space</li> </ul>
GV4	Garnock Academy, Kilbirnie (site of) RES2 (23)	<ul style="list-style-type: none"> <li>Agree off site road improvements to School Road</li> <li>Undertake flood risk assessment</li> <li>Explore potential for new bridge access to Milton Road</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>New Garnock campus site identified, approved planning consent and under construction. The project is expected to be complete early 2017</li> </ul>
<b>Garnock Valley</b>					
GV5	Garnock View, Glengarnock RES2 (24)	<ul style="list-style-type: none"> <li>Devise proposals.</li> <li>Undertake Flood Risk Assessment.</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
GV6	Beith Road, Longbar RES2 (25)	<ul style="list-style-type: none"> <li>Implement development in accordance with 13/00501/PPPM</li> <li>Submission of further applications for matters specified in conditions</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>

GV7	Auldlea Road, Beith RES2 (26)	<ul style="list-style-type: none"> <li>Secure principal access from Auldlea Road.</li> <li>Secure off site traffic calming.</li> <li>Undertake Flood Risk Assessment Wetland corridor along route of burn.</li> <li>Secure landscape planting to ensure no impact on setting of Woodside House and Lodge.</li> <li>Implement development in accordance with 15/00720/PP</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>15/00720/PP approved for the erection of 46 dwellings</li> </ul>
GV8	Lochshore North, Glengarnock RES2 (27)	<ul style="list-style-type: none"> <li>See Page 15, ED11</li> </ul>		NAC, Scottish Enterprise, developers.	<ul style="list-style-type: none"> <li>See Page 15, ED11</li> </ul>
<b>North Coast</b>					
NC1	Ardrossan Road, Seamill RES2(28)	<ul style="list-style-type: none"> <li>Investigate capacity issues at St Peter's primary. Secure contribution toward education, if necessary</li> <li>Undertake analysis of cumulative impact on junction of Chapelton Road and A78</li> <li>Agree vehicular access arrangements</li> <li>Secure contribution toward AH</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>16/00561/PPPM for erection of residential development with associated access roads, open space etc. under consideration</li> </ul>
NC2	Lawhill Farm, West Kilbride RES4 (7)	<ul style="list-style-type: none"> <li>Investigate capacity issues at St Peter's primary. Secure contribution toward education, if necessary</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>16/00397/PPPM for Proposed Residential Development Zoning of Land To North &amp; West of Ardrossan High Road under consideration</li> </ul>

		<ul style="list-style-type: none"> <li>• Agree vehicular access arrangements, potentially via Highthorne Crescent/Craufurd Avenue</li> <li>• Undertake analysis of cumulative impact on junction of Chapelton Road and A78</li> </ul>			
NC3	Ardrossan High Road, West Kilbride RES2 (29)	<ul style="list-style-type: none"> <li>• Investigate capacity issues at St Peter's primary. Secure contribution toward education, if necessary</li> <li>• Undertake analysis of cumulative impact on junction of Chapelton Road and A78</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
NC4	Southannan Road, Fairlie	<ul style="list-style-type: none"> <li>• Undertake Flood Risk Assessment, if necessary</li> <li>• Undertake tree survey as site is covered by a Tree Preservation Order, and agree appropriate nature and extent of tree works, if necessary</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Pre-application discussions ongoing</li> </ul>
NC5	East of Golf Course Rd, Skelmorlie RES2 (31)	<ul style="list-style-type: none"> <li>• Secure two road accesses required via Hillview and Golf Course Road</li> <li>• Secure pedestrian/cycle route connecting to site at Skelmorlie Golf Club</li> <li>• Undertake traffic assessment and secure off-road improvements, if required.</li> <li>• Secure contribution toward AH</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
North Coast					

NC6	Land at Skelmorlie Golf Club, Sklormorlie RES2 (32)	<ul style="list-style-type: none"> <li>Secure access through land to west</li> <li>Secure pedestrian/cycle route connecting to site to East of Golf Course Road</li> <li>Undertake traffic assessment and secure off-site road improvements, if necessary</li> <li>Secure contribution toward AH</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
NC7	Alexander Avenue, Largs.RES4 (6)	<ul style="list-style-type: none"> <li>None</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>No longer proposed for housing with construction of Largs Campus on the same site</li> </ul>
NC8	Copeland Crescent, Millport (now St. Beya Gardens).	<ul style="list-style-type: none"> <li>None – project completed.</li> </ul>		NAC.	<ul style="list-style-type: none"> <li>Construction of 12 amenity bungalows completed in 2013</li> </ul>
NC9	Noddsdale Meadow, Largs RES2 (34)	<ul style="list-style-type: none"> <li>Secure analysis of junctions servicing Greenock Road or town centre via transport assessment</li> <li>Secure pedestrian footbridge across Noddsdale Burn at a point to be agreed</li> <li>Ensure development does not back onto floodplain (as with existing residential development to the east of Noddsdale Burn)</li> <li>Secure erection of a vehicular barrier along Noddleburn Road/Noddsdale Burn, the location and extent of which is to be agreed</li> <li>Secure substantial landscape buffer to provide a new, coherent edge to the settlement</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>

		<ul style="list-style-type: none"> <li>Secure contribution toward AH</li> <li>Update flood risk assessment, if necessary</li> </ul>			
<b>North Coast</b>					
NC 10	Brisbane Glen Road, Largs.RES2 (33)	<ul style="list-style-type: none"> <li>Secure analysis of junctions servicing Greenock Road or town centre via transport assessment</li> <li>Secure substantial landscape buffer to provide a new, coherent edge to the settlement</li> <li>Install new 'cut-off drain' and sediment traps along the eastern boundary of the site and a new surface water culvert, connecting the site with the Noddsdale Burn. The design, siting and phasing of this infrastructure are to be agreed</li> <li>Update flood risk assessment, if necessary</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
<b>Isle of Arran</b>					
Arr1	Cairnhouse Farm RES2 (35)	<ul style="list-style-type: none"> <li>Secure contribution towards AH.</li> <li>Devise proposals.</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
Arr2	Benlister North, Lamlash RES (36)	<ul style="list-style-type: none"> <li>Secure contribution towards AH.</li> <li>Devise proposals.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
Arr3	Benlister South, Lamlash RES4 (11)	<ul style="list-style-type: none"> <li>Devise proposals.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>
Arr4	Brathwic Terrace, Brodick RES4 (9)	<ul style="list-style-type: none"> <li>Devise proposals.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>Awaiting further action from landowners/developers</li> </ul>

Arr5	Montrose House, Brodick RES4 (10)	<ul style="list-style-type: none"> <li>• Devise proposals.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• 16/00045/PP consented in March 2016 to create staff accommodation</li> </ul>
Arr6	S. of Golf Course Rd, Whiting Bay RES4 (12)	<ul style="list-style-type: none"> <li>• Devise proposals.</li> </ul>		NAC, developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
Arr7	Springbank, Brodick RES4 (14)	<ul style="list-style-type: none"> <li>• Devise proposals.</li> </ul>		NAC developers	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>
Arr8	Ladeside Place, Shiskine RES4 (14)	<ul style="list-style-type: none"> <li>• Devise proposals.</li> </ul>		NAC, developers.	<ul style="list-style-type: none"> <li>• Awaiting further action from landowners/developers</li> </ul>

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# 3 Abbreviations

AH	Affordable Housing
CSGN	Central Scotland Green Network
EDF	Électricité de France
FCS	Forestry Commission Scotland
IBRC	Irvine Bay Regeneration Company
LDP	Local Development Plan
NAC	North Ayrshire Council
NDA	Nuclear Decommissioning Authority
NHS	National Health Service
NPF	National Planning Framework
NRIP	Nation Renewables Infrastructure Plan
PP	Planning Permission
PPM	Planning Permission Major
PPPM	Planning Permission in Principle Major
RSL	Registered Social Landlord
SEA	Strategic Environmental Assessment
SEPA	Scottish Environment Protection Agency
SNH	Scottish Natural Heritage
SPT	Strathclyde Passenger Transport
SUDS	Sustainable Urban Drainage Systems