



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

9 August 2012

Local Development Plan Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **TUESDAY 14 AUGUST 2012** at **10.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Appointment of Vice Chair

The Committee will appoint a Vice Chair.

2. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

3. Local Development Plan - Noddsdale Meadow & Brisbane Glen Road, Largs

Submit report by the Solicitor to the Council which provides further clarification on access and flood risk issues and associated mitigation in respect of the above sites (copy enclosed).

4. Development Plan Scheme - Update August 2012

Submit report by the Solicitor to the Council on recent progress made on the Local Development Plan seeking approval of the Committee for the publication of the revised Development Plan Scheme (copy enclosed).

5. Urgent Items

Any other items which the Chair considers to be urgent.

Local Development Plan Committee

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

Attending:

Apologies:

Meeting Ended:

NORTH AYRSHIRE COUNCIL

Agenda Item 3

14 August 2012

Local Development Plan Committee

Subject: **Local Development Plan - Noddsdale Meadow & Brisbane Glen Road, Largs**

Purpose: To provide the Committee with further clarification on access and flood risk issues and associated mitigation in respect of the above sites.

Recommendation: That the Committee agrees to (a) the reinstatement of the sites into the Modified Plan as Policy RES 2: Additional Housing Sites; (b) inclusion of specific mitigation measures for both sites as outlined in the Infrastructure Requirements Schedule (Appendix 2); and (c) approve the Council's response to representations in respect of Noddsdale Meadow and Brisbane Glen Road housing allocations as set out in summary form at Appendix 3, for submission to the Scottish Government at a later date.

1. Introduction

- 1.1 Members approved publication of the Proposed Local Development Plan (LDP) in November 2010, which allocated Noddsdale Meadow and Brisbane Glen Road, Largs for housing development of indicatively 80 and 60 units respectively. Public consultation then followed during which local residents submitted representations requesting a second road bridge to access Noddsdale Meadow and expressing concern that either development would exacerbate flooding issues within Largs.

2. Current Position

- 2.1 After considering these representations at the LDP Committee on 5 March 2012, a motion was carried to delete the allocations pending further investigation of the flood risk of both sites and whether existing vehicular access arrangements for Noddsdale Meadow were sufficient. Other modifications directed by the Committee at that meeting in respect of Hunterston and Lochshore, Glengarnock require the Proposed LDP to be republished and reconsulted upon as a 'Modified Plan', incorporating the changes.

- 2.2 On 4 April 2012, officers presented a report to a meeting of the Council which provided an outline of the investigative work to be undertaken by the developers and seeking agreement, if the work were deemed adequate by officers, to reinstate the allocations within the Modified Plan prior to the plan's publication. At that meeting, it was agreed by Members that the Council should delay the publication of the Modified Plan until all potential flooding and access issues in connection with the two Largs sites were identified, along with any mitigation measures required, so Members could consider at a future meeting whether to reinstate the sites on the basis of that information. The respective developers have now completed the required investigative work, giving officers sufficient clarity on the issues to identify specific mitigation measures which are set out within in the 'Infrastructure Requirement Schedule' (IRS) (see Appendix 2) which accompanies the Plan. Relevant mitigation measures would be secured by Section 75 or other legal agreement at the application stage.
- 2.3 The scope of the flood risk assessment work for both sites was agreed between the developers' engineers and Council officers and subsequently undertaken and submitted for consideration by officers. Members had raised some concerns about the independence of such documents given that they are commissioned and funded by the relevant developer, which could introduce bias in terms of the findings. Infrastructure & Design Services (Flooding) has confirmed that all the assessment work undertaken to date has been completed in line with standard methodologies by reputable consultants who have a public liability responsibility to consider. IDS (Flooding) is satisfied that the assessment work represents a professional and reliable account of flood risk for both Noddsdale Meadow and Brisbane Glen Road.

Noddsdale Meadow

- 2.4 For this site, the flood risk assessment work represents a 'worst case scenario' given its conservative assumptions. It should be noted that this scenario is not exacerbated in any way by the proposed development: it reflects the existing position in the area in respect of flood risk regardless of further development, taking into account the assumptions outlined above. The modelling work assumes partial blockage of the Noddsdale Meadow bridge during an extreme flood event, and does not take into account flood water attenuation that would be offered by the SUDS system on the site. The model confirms that in such a worse case scenario no existing or proposed dwellings within Noddsdale Meadow are within the flood envelope. Water levels on Noddleburn Road could reach 0.23 cm; however, emergency vehicular access across the existing bridge should still be maintained.

- 2.5 IDS (Roads) advised that there is no requirement for a second road bridge given the total number of existing and proposed dwellings will not exceed 200 units, the threshold at which a second access would normally be considered. IDS (Roads) also advised that the existing bridge has been adopted by the Council and is structurally capable to cope with 1 in 200 year probability flood events and all additional traffic created by the development.

Conclusions

- 2.6 It is important to note that all land is to some degree at risk of flooding, and planning decisions should be taken with reference to the 'Risk Framework' within national policy. This framework sets out that the risk considerations in respect of this site are at an acceptable level for housing development as evidenced by the assessment work undertaken. The developer has agreed to erect a vehicular barrier along a section of Noddleburn Road/Noddsdale Burn to provide a precautionary road safety measure for traffic during extreme flood events. This is included as a requirement for the development within the Infrastructure Requirement Schedule (IRS). A new pedestrian bridge has been proposed by the developers that will provide an alternative access to the site, improving the connectivity of the existing development with the rest of the settlement. This is also specified within the IRS (see Appendix 2).

Brisbane Glen

- 2.7 The assessment of this site highlighted the existing flooding issues affecting residential properties within the Brisbane Glen area. This is largely a consequence of existing watercourse culverts exceeding capacity and/or becoming blocked with debris. It also raised potential issues in respect of surface water run off from the adjacent hillside.

Conclusions

- 2.8 Development of this site offers the opportunity to alleviate the existing flooding issues within the Brisbane Glen area. As part of the new housing allocation, there would be a requirement for a new 'cut-off drain' at the eastern boundary of the site to intercept and attenuate surface water run off from the hillside during extreme rainfall events, installation of sediment traps, and a new surface water culvert linking with the Noddsdale Burn to increase capacity within the existing culverts which periodically flood at present due to capacity issues. These measures are specified within the IRS (Appendix 2).

3. Proposals

- 3.1 Given the flooding and access issues have now been fully investigated and appropriate mitigation specified within the IRS, it is recommended that the Committee agrees to the reinstatement of both of the sites as housing allocations within the Modified Plan.
- 3.2 The enclosed Schedule 4 form (Appendix 3) outlines summaries of the proposed Council's response to the representations for each site. Member approval is sought for these responses (which have been updated to reflect the information within this report) which will be fleshed out and transposed onto the required format for submission to the Scottish Government at a later date.
- 3.3 The independent Reporter, who undertakes the Examination, will consider all the evidence presented and could direct reinstatement of one or both of the sites to the Council should they not be reinstated.

4. Implications

Financial Implications

- 4.1 There are none arising from this report.

Human Resource Implications

- 4.2 There are none arising from this report.

Legal Implications

- 4.3 There are none arising from this report.

Equality Implications

- 4.4 There are none arising from this report.

Environmental Implications

- 4.5 There are none arising from this report.

Implications for Key Priorities

- 4.6 Reinstatement of the sites supports implementation of Single Outcome Agreement priorities 10b: 'Availability of affordable housing has improved' and 12a: 'Our environment is protected and enhanced'.

5. Consultations

- 5.1 Consultation was undertaken with IDS (Flooding & Roads) and Legal Services in preparation of this report. IDS (Flooding & Roads) provided an assessment of the flood risk assessment work undertaken for both sites, as well as confirmation that a single vehicular access would be acceptable for the Noddsdale Meadow site. Legal Services provided advice in respect of procedural implications should the sites not be reinstated.

6. Conclusion

- 6.1 Whilst officers had advised that the flood risk and access issues of the sites could adequately be dealt with at planning application stage, the information now available is intended to provide Members with confidence that these issues are not insurmountable to development of the sites.



IAN T MACKAY
Solicitor to the Council

Reference :

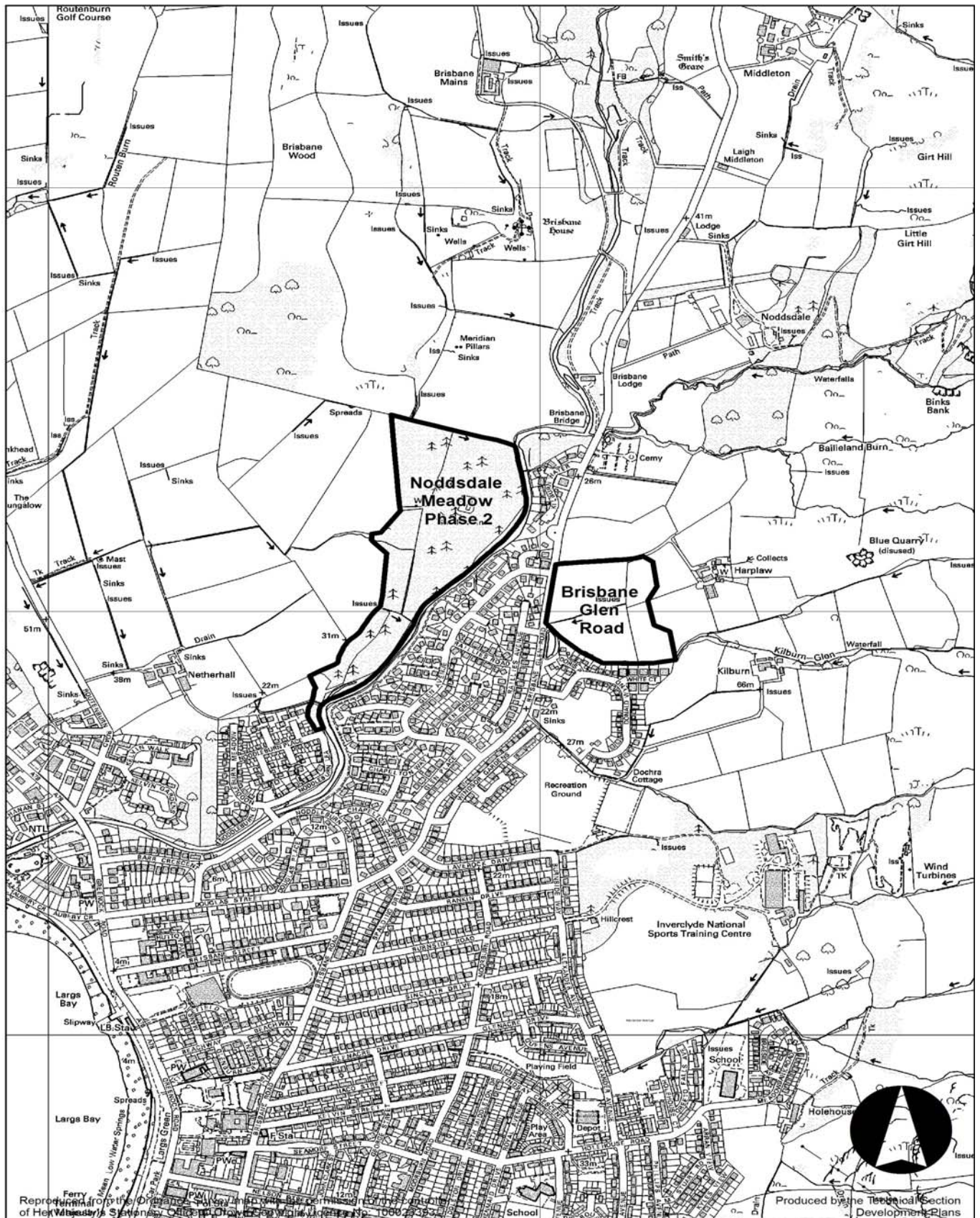
For further information please contact Andrew McNair, Planning Officer on 01294 324769

Background Papers

Proposed Housing Development at Noddsdale Meadow, Largs - Flood Risk Assessment (May 2010)

Brisbane Glen Road - Flood Risk Assessment (April 2012)

Proposed Housing Development at Noddsdale Meadow, Largs - Assessment of Post Development Flows (May 2012)



Appendix 2 - Infrastructure Requirements Schedule: Noddsdale Meadow & Brisbane Glen Road, Largs

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
Noddsdale Meadow, Largs	Brisbane Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	<p>Analysis of junctions servicing Greenock Road or town centre to be provided by a transport assessment.</p> <p>Pedestrian footbridge to be provided across Noddsdale Burn at a point to be agreed between the Council and the developer.</p>	<p>Proposed development must not back onto floodplain (as with existing residential development to the east of Noddsdale Burn).</p> <p>Erection of a vehicular barrier along a section of Noddleburn Road/Noddsdale Burn, the extent of which is to be agreed between the Council and the developer.</p>	Provision of a substantial landscape buffer to provide a new, coherent edge to the settlement. Details to be agreed between the Council and the developer.
Brisbane Glen Road, Largs,	Brisbane Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Analysis of junctions servicing Greenock Road or town centre to be provided by a transport assessment.	A new 'cut-off drain' must be provided along the eastern boundary of the site along with installation of sediment traps and a new surface water culvert linking the site with the Noddsdale Burn. Details of the design, siting and phasing of this infrastructure to be agreed between the Council and developer.	Provision of a substantial landscape buffer to provide a new, coherent edge to the settlement. Details to be agreed between the Council and the developer.

North Coast Sub Housing Market Area: Allocated Sites

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
54	Noddsdale Meadow, Largs	292 in objection 2 in support	<ol style="list-style-type: none"> 1. Development would adversely impact on residential amenity and local biodiversity. 2. Development would lie within Clyde Muirshiel Park, be detrimental to the Park as well as set an undesirable precedent for greenfield release. 3. The site is too visually prominent to accommodate development. 4. Residential allocation will increase flood-risk, as it is on the functional floodplain. 5. A second road bridge access is required. 6. Increased congestion 	<ol style="list-style-type: none"> 1. The concerns raised can be satisfactorily addressed via a development brief and through the application process. 2. The site was allocated as part of a local plan review, following proper consideration of its potential level of impact on the Park which is considered to be acceptable. The Park Authority has not objected to the principle of development. The Council does not accept such precedent will be set as a new defensible settlement edge will be required as part of any development. 3. The ENTEC Assessment advises that the site has landscape capacity to accommodate development. 4. Additional Flood Risk Assessment work was undertaken by the developer, which has confirmed 	Reinstate in Modified Plan

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
			and undue risk of road accidents would arise from development.	<p>that the proposed development would not be at significant risk of flooding nor significantly increase the risk for existing properties in terms of the 1:200 year flood event. In terms of Scottish Planning Policy's 'Risk Framework', the site is considered suitable for housing.</p> <p>5. A second road bridge is not necessary. IDS (Roads) has advised that the existing bridge is structurally sufficient to service the existing and proposed development, and that a single point of access is satisfactory to service an overall development of less than 200 houses.</p> <p>6. The Plan's Action Programme requires analysis of junctions servicing Greenock Road, and Largs Town Centre at application stage. This will identify any requirement for traffic mitigation to accommodate development.</p>	

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
52	Brisbane Glen Rd, Largs (The Rise Phase 2)	208 in objection 2 in support	<ol style="list-style-type: none"> 1. Availability of brownfield land does not justify greenfield release. 2. Allocation is contrary to the Council's aim of avoiding 'good quality agricultural land'. 3. Development would be within Clyde Muirshiel Park as well as a significant adverse intrusion on the park. 4. Development would have adverse amenity impacts and result in a significant loss of wildlife. 5. Development would increase flood-risk being on the functional flood plain. 6. Roads infrastructure is insufficient to safely accommodate the development. 	<ol style="list-style-type: none"> 1. A greenfield allocation is merited to satisfy the housing requirement given the limited availability of brownfield sites in the North Coast that are suitable for housing development. 2. Departing from this aim is justified for the above reason. 3. The boundary of Clyde Muirshiel Park excludes the site. The ENTEC Assessment confirms that the site has landscape capacity to accommodate sympathetic development. 4. Concerns regarding the impact of development on wildlife and amenity can be dealt with at application stage. 5. A flood risk assessment has been undertaken for the site. It highlighted flooding issues in the Brisbane Glen area as a result of existing watercourse culverts becoming blocked and/or having limited capacity. Mitigation measures include construction of a cut-off drain with sediment trap 	Reinstate in Modified Plan

Reference	Site	No. of Representations	Summary of Representations	Summary of Council Response	Recommendation
				<p>along the site's eastern boundary and provision of a new surface water sewer linking the site with Noddsdale Burn. These measures should also benefit existing residents by alleviating existing issues.</p> <p>6. The Plan's Action Programme requires analysis of junctions servicing Greenock Road, and Largs Town Centre at application stage. This will identify any requirement for traffic mitigation to accommodate development.</p>	

NORTH AYRSHIRE COUNCIL

Agenda Item 4

14 August 2012

Local Development Plan Committee

Subject: **Development Plan Scheme - Update August 2012**

Purpose: To obtain the approval of the Committee for the publication of the revised Development Plan Scheme at Appendix 1 to this report.

Recommendation: That the Committee approves publication of the revised Development Plan Scheme, as set out in the report.

1. Introduction

- 1.1 The Development Plan Scheme, first published in March 2009, sets out the programme for preparing the Local Development Plan (LDP). It provides a concise summary of the preparation process, and also enables stakeholders to monitor plan progression.
- 1.2 Revision to the scheme is needed to ensure it is kept up-to-date, accounting for timetabling changes to LDP preparation arising from the need for a Modified Plan.

2. Current Position

- 2.1 It was agreed at the March 2012 meeting of the LDP Committee that specific modifications should be made to the Proposed Plan, triggering the need for the Plan to be re-published and re-consulted as a Modified Plan taking account of the modifications. These are:
 - (a) Deletion of provision for the development of a clean coal, bio-mass or gas fired power station at Hunterston;
 - (b) Deletion of Lochshore, Glengarnock as a housing allocation; and
 - (c) Removal of Noddsdale and Brisbane Glen Road, Largs as housing allocations, though this was pending further investigation of access and flooding issues.
- 2.2 Members should be aware that the Modified Plan has been prepared and incorporates the above changes at (a) and (b) and that a decision is sought in respect of (c) at this Committee.

- 2.3 Following this meeting, the Modified Plan will be published and a 6 week consultation period will follow. Availability of the plan and opportunities to comment will be publicised by neighbour notification, notices in the local press and through correspondence with those who responded to the Proposed Plan. Within the publicity for the Modified Plan, it will be made clear that the focus of the consultation is to secure comments on the modifications. This advice is to reduce the likelihood of stakeholders submitting duplicate representations to which the Council has already responded.
- 2.4 It is the intention to seek approval of the summary responses to comments on the Modified Plan from the Committee in December 2012. It is anticipated that all of the relevant information will be then submitted to the Scottish Government in February 2013, who would then appoint an independent Reporter to consider unresolved representations as part of the examination of the Local Development Plan. The Reporter would make recommendations that are binding upon the Council. It is only in very limited circumstances prescribed by planning legislation that the Council can reject recommendations.
- 2.5 Originally, the examination was set to commence in Summer 2012, but due to the required Modified Plan, as noted above, this examination has been rescheduled to February 2013 onwards. Consequently, the adoption of the LDP as the replacement plan for North Ayrshire is now anticipated in Autumn 2013, although this milestone is dependent upon the length of the examination. Recent examinations have taken on average 6 to 9 months to complete.

3. Proposals

- 3.1 It is proposed that the Committee approves the revised Development Plan Scheme at Appendix 1 to this report, noting likely timescales for the examination and adoption of the LDP as above advised.

4. Implications

Financial Implications

- 4.1 There are none arising from this report.

Human Resource Implications

- 4.2 There are none arising from this report.

Legal Implications

- 4.3 There are none arising from this report.

Equality Implications

- 4.4 There are none arising from this report.

Environmental Implications

- 4.5 There are none arising from this report.

Implications for Key Priorities

- 4.6 The LDP supports a number of key priorities, specifically 10b 'Availability of affordable housing has increased' and 12a 'Our environment is protected and enhanced'.

5. Consultations

- 5.1 Consultations were neither undertaken nor deemed necessary for this report.

6. Conclusion

- 6.1 Officers will report back to the Committee in December 2012, providing summary responses to representations on the Modified Plan for Member approval. The approved response will then be incorporated as part of the submission to the Scottish Government for the examination.



IAN T MACKAY
Solicitor to the Council

Reference :

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

Background Papers

1. The Proposed Local Development Plan - April 2011

North Ayrshire Development Plan Scheme - Update August 2012

Introduction

Legislative changes have brought about the biggest overhaul of the planning system in over 60 years. As part of this, we must prepare a new Local Development Plan (LDP). A sharp, focused plan is at the heart of the new system.

First published March 2009, the Development Plan Scheme sets out the programme for preparing the plan. We will continue to review the scheme every year so that it stays up to date.

This scheme contains:

- What the new Local Development Plan will contain, once completed;
- The key stages in making the Plan;
- A timetable for preparation of the Plan;
- How and when you can expect to be involved, with an update on current progress – Our ‘Participation Statement’; and,
- Details on how to contact us.

The New Local Development Plan

Traditionally, each Local Authority in Scotland has a Structure Plan and Local Plan(s) informing where development should and should not occur and guiding decisions on planning applications. The existing development plan for North Ayrshire comprises:

- The Ayrshire Joint Structure Plan (approved 2007);
- The North Ayrshire Local Plan (Excluding the Isle of Arran)(adopted 2005); and,
- The Isle of Arran Local Plan (adopted 2005).

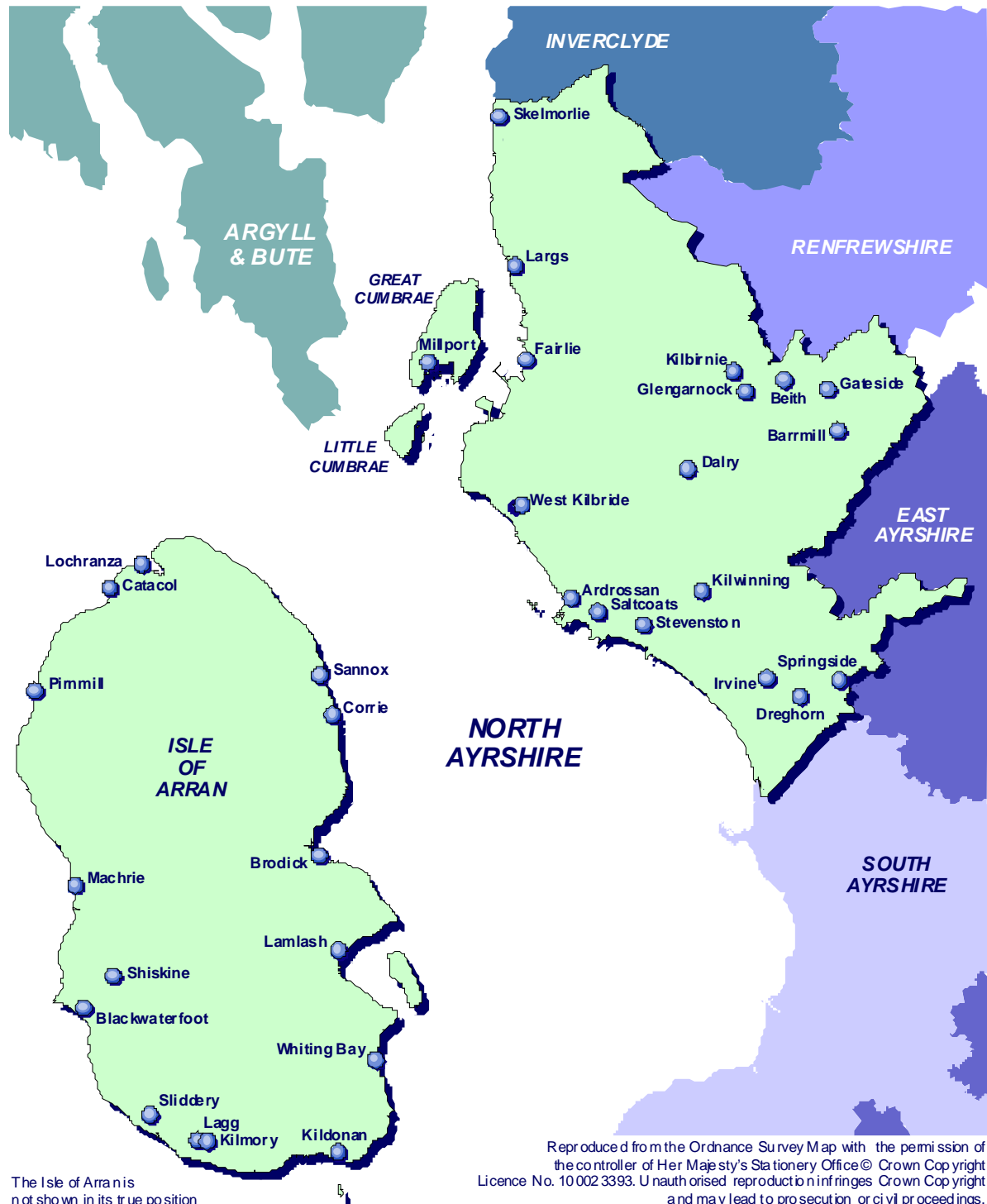
These plans are available to view on our website (www.north-ayrshire.gov.uk), or copies can be obtained by using the contact details on the last page.

The Planning etc. (Scotland) Act 2006 introduced reforms meaning that there will be a single plan for the whole of North Ayrshire, which will be called the Local Development Plan (LDP) and will replace all existing plans, once it is adopted.

The new LDP will be a more focused and succinct document than the local plans, with some policy and guidance being published separately under Supplementary Guidance.

LDP Coverage Area

The following map shows the coverage area of the LDP.



Preparing the LDP

What will the New Local Development Plan contain?

1 - A vision and strategy

A 'vision' is a clear view of what kind of North Ayrshire we are trying to achieve and what it might look like. Planning deals with land use, and the strategy will set out how the LDP will make the vision happen, being map based as much as possible.

2 - Policies and Proposals

Policies - Statements on various topics (housing, retail etc.) which set out acceptable land uses and types of development for specific sites, to guide decisions on planning applications.

Proposals - Where a new use or uses are proposed for a specific area of land (e.g. changing from industrial to housing). This includes developments by both the public and private sectors.

3 - Supplementary Guidance

Supplementary Guidance (SG) provides detailed guidance on specific planning topics e.g. island specific matters, design, drainage. Some of this will be published and consulted separately from the LDP.

Who inputs into the Plan?

Consultation

Consultation means talking to the public, organisations and developers. This is important as it makes us aware of:

- the views of communities;
- key national and local priorities;
- the sites which are under pressures for development; and,
- the sites which need to be protected from development.

Key Stages

Key stages of the plan summarised as follows:

- (i) *Main Issues Report* - Focuses on key changes, setting out major ideas for future development in the area. Contains preferred options for future development but with alternatives to consider. The Main Issues Report was published in December 2009.
- (ii) *Proposed Plan* - Represents the Council's settled view for final content of the Local Development Plan, with site specific proposals. The Proposed Plan was published 29 April 2011 and consulted upon for 8 weeks. During this period, a total of 1,600 representations to the Plan were received.
- (iii) *Modified Plan* – Modifications were made to the Proposed Plan requiring the need for a Modified Plan, incorporating these modifications, to be published in August 2012 with a 6 week period to follow for comments. The full list of modifications will be made available on our website (www.north-ayrshire.gov.uk) and in local libraries. See the Participation Statement (page 6) for details on how you can get involved at this stage.
- (iv) *Examination* - An independent process to deal with unresolved objections to the Proposed Plan. Further changes may be made to the Proposed Plan as a result. Examination is scheduled for February 2013 onwards.
- (v) *Adoption* - The Proposed Plan becomes the adopted, legal Local Development Plan for the area, and officially replaces the existing plans. Adoption is scheduled for Autumn 2013.

Strategic Environment Assessment (SEA)

Planning is concerned with development, and development often has impacts on the environment. SEA is a process which assesses the environmental impacts of land use decisions we make. This helps us take steps to reduce these impacts, or direct development elsewhere if impacts are unacceptable.

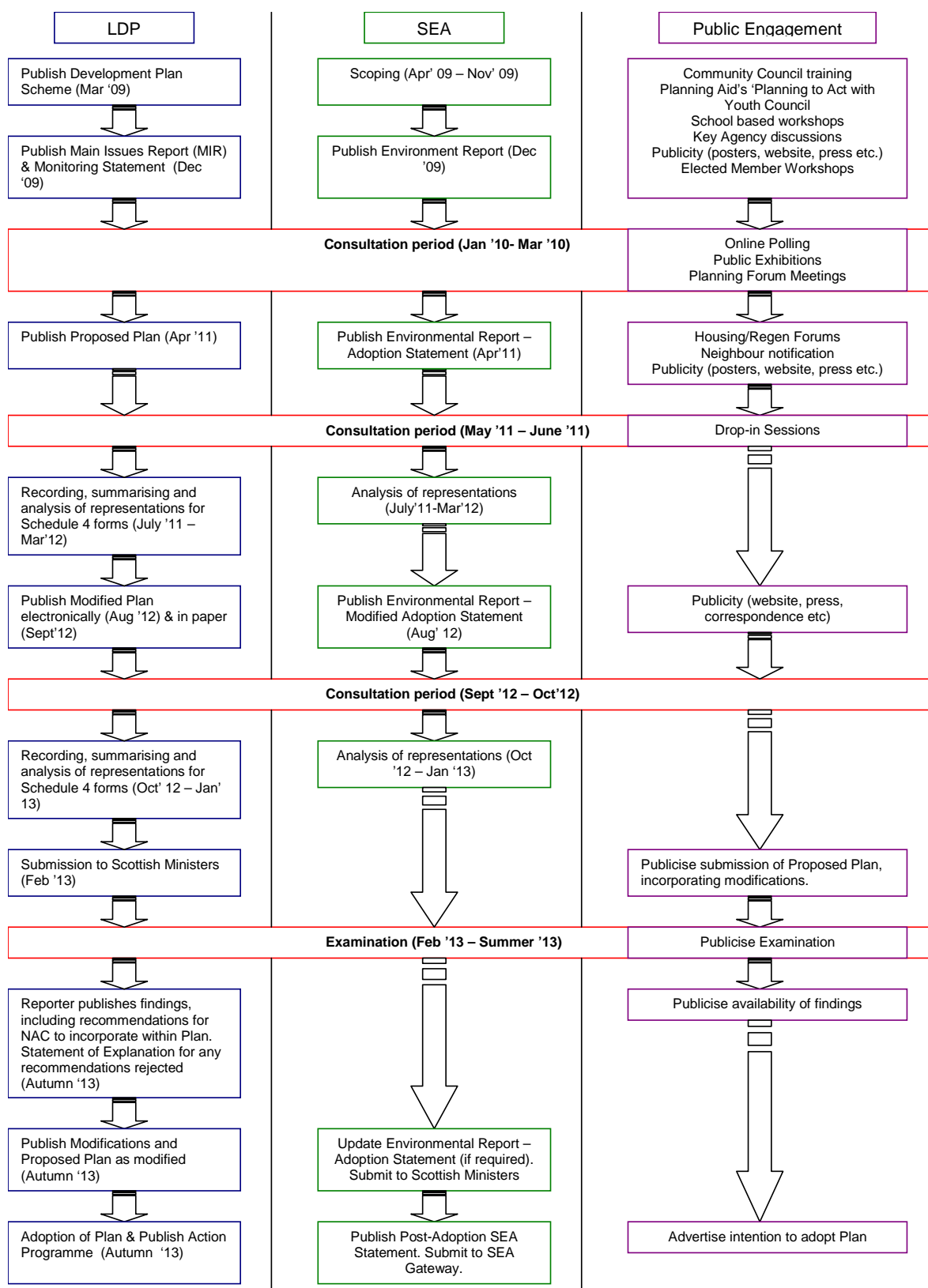
SEA is entirely concerned with environmental issues and does not place enough importance on social and economic factors. We have decided to prepare social and economic statements to address this.

The Environmental and Social & Economic Adoption Statements were published in April 2011, after which an 8 week period followed for public comments.

Other strategies

Council services, key agencies (Scottish Natural Heritage, Transport Scotland etc.) and the Scottish Government have produced strategies which affect land use planning. These have been taken into account while we prepared the LDP.

Preparation Timetable



Participation Statement

This explains how and when members of the public and other stakeholders can get involved in the preparation of the Local Development Plan with an update on current progress.

Modified Plan

Modifications were made to the Proposed Plan, requiring the need for a Modified Plan taking account of these changes.

The Modified Plan, the last stage to air your views, is expected to be published on our website (www.north-ayrshire.gov.uk) in August 2012. Hard-copies will also be provided in local libraries and selected Council offices during business opening hours. See our website for further details.

A 6 week consultation will follow after publication, during which you can submit representations on the Modified Plan. A form is available to help you advise us of your views. This can be obtained on our website or by requesting a paper copy using the contact details on page 8.

If you submitted comments on the Proposed Plan, there is no need to re-submit these.

All representations on the Modified Plan must be received at the below postal or email address by (to be inserted) on (to be inserted) 2012.

Postal address: North Ayrshire Council
Corporate Services - Planning
Local Development Plan
Cunninghame House,
Irvine
KA12 8EE

Email address: LDP@north-ayrshire.gov.uk

Modified Plan – Steps to encourage participation
<ul style="list-style-type: none">• Publicise Modified Plan via our website, in the press and by written correspondence with those who responded to the Proposed Plan• Make representation forms available online and in paper• Notify neighbours who are within 20 metres of land affected by modifications• Publish list of modifications to the Proposed Plan

The Examination

Representations to either the Proposed Plan or Modified Plan, along with the Council's response to them, will be submitted to the Scottish Government. An independent Reporter will then be appointed to examine the unresolved issues raised within the representations.

The Reporter will make recommendations within his/her findings which are binding on the Council. It is only in very limited circumstances prescribed by legislation that the Council can reject recommendations.

This 'Examination' is programmed for February 2013 onwards, as outlined in the timetable on page 5. Examinations normally take around 6-9 months to complete.

A Scottish Government guidance note can be found on our website, explaining examinations to individuals/organisations who have or wish to submit representations.

The Statement of Conformity with the Participation Statement

The Statement of Conformity lists the engagement activities expressly outlined in Participation Statements within previous Development Plan Schemes along with comments detailing how they were undertaken. It is also available to view on our website.

Contact Details

For further information on the Local Development Plan, to request this document in alternative formats, or if you like to be kept up to date on progress, please contact us:

In writing: North Ayrshire Council
Corporate Services - Planning
Local Development Plan
Cunninghame House,
Irvine
KA12 8EE

By Telephone: 01294 324757

By email: LDP@north-ayrshire.gov.uk

Or alternatively visit our website: www.north-ayrshire.gov.uk