



North Ayrshire Council Local Development Plan

Adopted 20 May 2014



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

NORTH AYRSHIRE COUNCIL LOCAL DEVELOPMENT PLAN

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CONTENTS

1. Introduction	1
2. Vision and Spatial Strategy	3
3. General Policy	8
4. Town Centres and Retailing	11
5. Housing	18
6. Employment Land	29
7. Tourism	43
8. Historic Environment	47
9. Natural Environment	53
10. Infrastructure	68
11. Auxiliary Policies	82
12. Glossary	85
13. Derivation of Additional Housing Land Requirements	91
14. Appendix 1: Schedule of Land Ownership	92

Introduction

1

1. INTRODUCTION

- 1.1. This is a land use Plan which sets out how North Ayrshire Council aims to guide development and investment in the area over the next twenty years. The Local Development Plan (LDP) area encompasses mainland North Ayrshire, the Cumbraes and the Isle of Arran.
- 1.2. Opportunities lie ahead, and we are looking to allow North Ayrshire to take advantage of these. While the LDP seeks to accommodate and encourage appropriate development, it is recognised that it will operate in the midst of challenging economic conditions. The LDP takes a positive view of development and investment in the area.
- 1.3. The LDP sets out the Vision and Spatial Strategy for North Ayrshire along with overarching, key policies and planning policies and proposals by topic area. It also includes a Schedule of Land in Council Ownership, which is a register of land in the Council's ownership which is affected by a proposal in the Plan. The Plan is also accompanied by an Action Programme. This acts as the implementation mechanism of the Plan.
- 1.4. A number of Supplementary Guidance documents are also available. Supplementary Guidance (SG) performs a number of functions. Some SG documents provide additional detail in respect of specific planning policies, such as that on wind farm development. Other types of SG focus on providing advice on design in specific areas, such as the coast, town centres and rural areas.
- 1.5. A number of Supplementary Guidance documents have been approved prior to March 2011 as 'non statutory guidance' and were published with the Modified Plan. This was so that they could be the subject of consultation with the Modified Plan in advance of being adopted as statutory guidance (subject to consideration of comments made).
- 1.6. The topics of, and programme for, preparation of future Supplementary Guidance are set out within the Action Programme.
- 1.7. A full breakdown of the content of the LDP is provided below:
 - Vision Statement & Spatial Strategy;
 - Topic based policies setting out planning principles for each topic (Town Centres & Retailing, Housing, Employment Land etc.);
 - LDP Maps;
 - General Policy; and
 - Auxiliary Policies.

Accompanying Documents

- Action Programme

Supplementary Guidance (consulted on at Proposed Plan stage)

- Coastal Design Guidance
- Rural Design Guidance
- Neighbourhood Design Guidance
- Town Centre Design Guidance
- Landscape Capacity Study for Wind Farm Development in North Ayrshire Phase 1 & 2
- Ayrshire Supplementary Guidance: Wind Farm Development

- Mainland Affordable Housing Policy
 - Arran Affordable Housing Policy
- 1.8. The Adopted LDP is published further to the Main Issues Report (MIR, January 2010), which focused on key areas of change in the area, the Proposed Plan published in April 2011 and the Modified LDP published in September 2012 and submitted for examination in February 2013. The Adopted LDP now represents the settled view of the Council following consideration of the many comments received and the findings of the Report of Examination.
- 1.9. The LDP will cover a period of 10 years from adoption, as well as a broad indication of the scale and location of growth up to year 20. It will be reviewed within five years.
- 1.10. CD copies of the LDP are available free of charge, paper copies are also available however these will be subject to a charge.



Councillor Marie Burns, Chair of Local Development Plan Committee

“I am pleased to introduce the Adopted Local Development Plan for North Ayrshire. All Members of North Ayrshire Council have been involved throughout the preparation of the Plan, through a dedicated Local Development Plan Committee. We have agreed the LDP through an iterative process to establish a suite of policies and proposals which we believe gives North Ayrshire the best ingredients for high quality new development, as well as for protection and enhancement of our natural assets.”

Over the life of the Plan, we expect to see further positive changes to the quality and attractiveness of our places, to achieve our vision for ‘A Better Life’ for our residents and visitors.”

2

Vision and Spatial Strategy

2. VISION AND SPATIAL STRATEGY

- 2.1. The Vision of 'A Better Life' comes from the Single Outcome Agreement (SOA), which is the foundation for effective partnership working between stakeholders such as the NHS and police and fire services, and sets out our shared ambitions for North Ayrshire. The LDP acts as the land use expression of 'A Better Life'.
- 2.2. The Council Plan sets out the framework to make North Ayrshire 'the place to be' in order to provide a better life for our residents, businesses and visitors and deliver on our commitments within the SOA. The LDP translates the SOA and the Council Plan into an ambitious and achievable picture of what North Ayrshire should look like in 2025 and paves the way for development which will achieve the vision.
- 2.3. The following strategic policies underpin the LDP and specific actions will be implemented through the Plan's Action Programme:

- 2.4. **STRAT1: POPULATION** - The Council is committed to stimulating population growth, by attracting new people and retaining existing people by addressing population drivers such as employment opportunities, transport links and the retail and leisure offer. The LDP paves the way for ambitious growth by providing land and infrastructure to deliver some 7,500 new homes, while creating opportunities for new employment, shopping and leisure facilities.
- 2.5. **STRAT2: EMPLOYMENT** - An ambitious Economic Development & Regeneration Strategy has been published by the Council, which sets a target to create 13,000 new jobs in North Ayrshire by 2020. The LDP has a role to play in this, by safeguarding key business and industrial sites, and the Plan also sets out how we will support areas for specific new residential development to cross fund new or improved employment space.



The Irvine Enterprise Area and i3 innovation and industrial park.

- 2.6. Both Hunterston and Ardeer have been highlighted at a national level as having potential for major employment generating development. Policies IND 1 and IND 2 of the LDP set out in detail generous provision for a range of development, including energetics at Ardeer and renewables construction, container transshipment and wind turbine testing at Hunterston. The Council is already exploring ways to maximise Hunterston's potential.

- 2.7. The LDP Maps illustrate the boundary for the Irvine Enterprise Area, which provides business rate relief and capital allowances for eligible new life science businesses. We will continue to work with employers in North Ayrshire to understand how we can fast track planning applications for expansion of existing businesses or facilitate relocation proposals of new operators to North Ayrshire.
- 2.8. **STRAT3: REGENERATION** - Regeneration is multifaceted: it is physical, social and economic. We want to see transformational change in our towns and villages, in partnership with other stakeholders such as the Irvine Bay Regeneration Company. The LDP makes provision for a range of regeneration projects, including Ardrossan Harbour, i3 innovation and industrial park and new affordable housing development. It also provides specific policy and supplementary guidance to deliver a step change in the design of new development to foster new levels of civic pride.
- 2.9. The LDP will play a role in bringing forward ambitious proposals for new schools, which will bring about a perception change to the local area and provide the best environment to create young people who are confident and aspirational.
- 2.10. **STRAT4: TOURISM** - The tourism industry of North Ayrshire is one of our strengths. It plays a key role in our local economy, and there is scope to build on our well established golf and marine based tourism assets. The LDP provides a wealth of opportunity for new tourist accommodation and facilities in town and countryside. It provides express provision for projects such as a new Golf Course and Hotel within Irvine Beach Park, expansion of Auchrannie in Brodick and further development at Largs Yacht Haven.



Largs Yacht Haven



Auchrannie Spa Resort

- 2.11. **STRAT5: ENVIRONMENT** - Rural, coastal and island areas will be protected and promoted for recreation and biodiversity. The Central Scotland Green Network will be promoted as a resource for tourism, economic development, health and wellbeing, and habitat creation. Development which retains and attracts people to Arran and Cumbrae, or builds on their rural economy whilst recognising their outstanding environment, will be encouraged.
- 2.12. **STRAT6: TRANSPORT** - The transport network is key to the future economic vitality of North Ayrshire. The A737 bypass at Dalry is now a committed project, which will bring major benefits in journey time and to the local environment by reducing

congestion. The LDP safeguards the corridor for the new bypass. We will continue to lobby for further improvements to the A737, A78 and the Arran road network. The LDP also supports new park and ride provision and looks to improve the opportunities for sustainable travel in new development.

2.13. **STRAT7: DELIVERY** - The success of the LDP will be measured by how it has been implemented. We have taken a proactive approach to identify measures to support the development industry in implementing the LDP. This includes exploring opportunities for deferred payment on development sites owned by the Council, establishing a rolling 'infrastructure fund' to help pump prime new proposals, and whether there is scope for a mortgage guarantee scheme to help first time buyers access the property market. The Action Programme is the mechanism to take forward viable opportunities for market intervention.

Some successes to date....



Sigma Aldrich

Planning consent granted for a multi-million pound extension to a biochemical plant in Irvine, creating 24 new jobs.

Planning consent granted for extensive public realm improvements to Bridgegate, Irvine, as well as funding secured for Conservation Area Regeneration Schemes.



Bridgegate Refurbishment



New House - West Kilbride

Planning consent granted for a new dwelling house in West Kilbride which raises the bar for design in North Ayrshire.

Elderbank Primary School



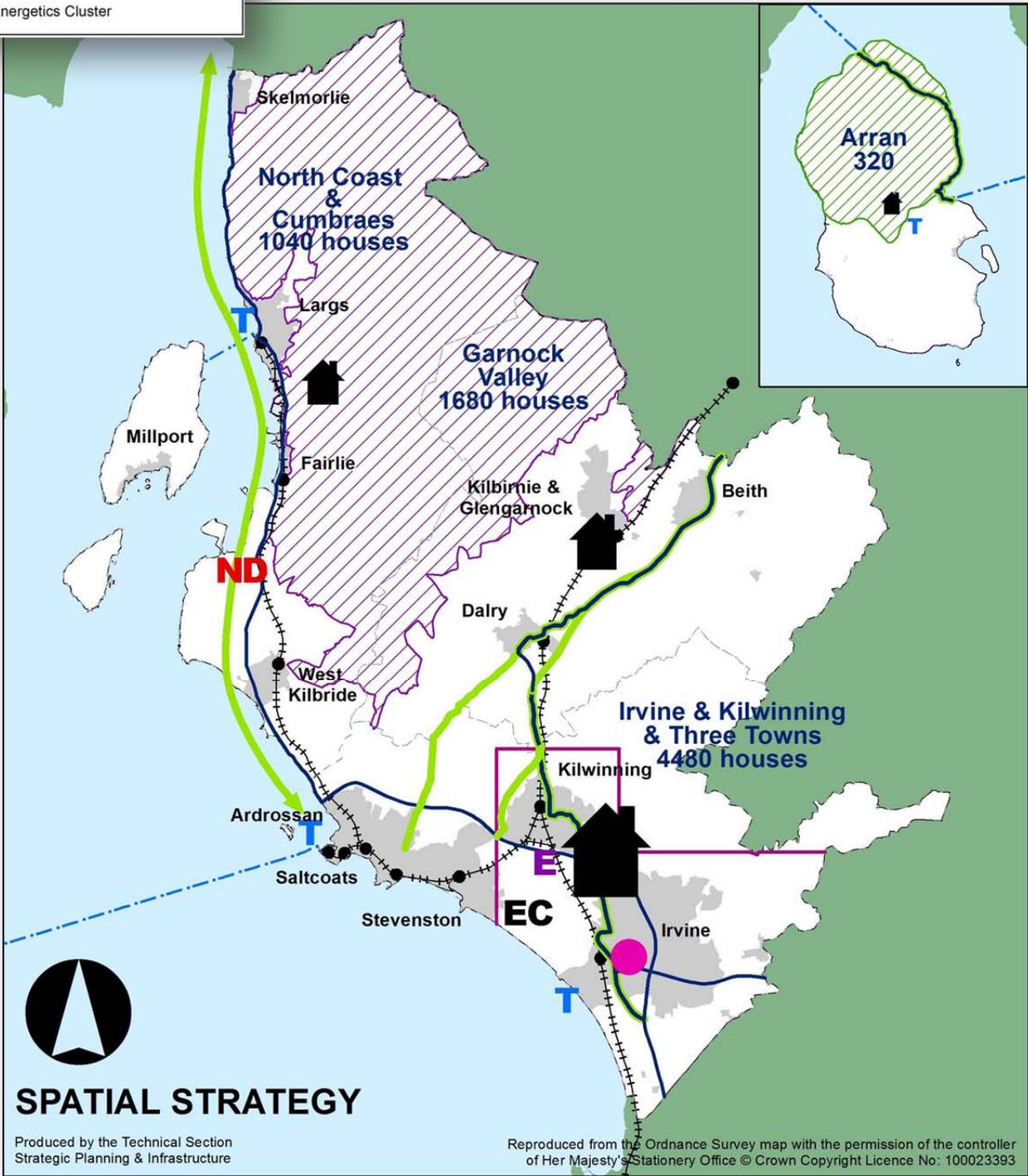
Schools fit for the 21st Century...planning consent granted for the new Elderbank Primary School.

Legend

- Primary Retail Centre
- Strategic Transport Route
- ⋯ Ferry Routes
- ⋯ Railway
- Area of Search for Waste Facility (South of line)
- Road Improvement/Bypass Supported (Indicative Line)
- ▨ National Scenic Area
- ▨ Clyde Muirshiel Regional Park
- 🏠 Scale of Housing Requirement to 2025 at Sub Housing Market Area Level (Market Housing)
- T Major Tourism/Leisure Development
- E Oversupply of Employment Land in Irvine Bay Area
- ND National Development (NPF2)
- EC Energetics Cluster

The following plan shows some of our key priorities for development across North Ayrshire as well as some of our Strategic assets.

Fig 1: Spatial Strategy



Produced by the Technical Section
Strategic Planning & Infrastructure

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HOW TO USE THE PLAN

- 2.14. The LDP sets out overarching, key policies, Planning policies and proposals by topic and includes the LDP Maps.
- 2.15. Each chapter contains a brief introduction to the policy area and highlights any relevant issues. It provides an overview of relevant Government guidance as contained in Scottish Planning Policy (SPP). It then provides an introduction to the policies, an outline of what each intends to deliver and the full policies to be used in the determination of planning applications.
- 2.16. Areas where site specific policies apply are illustrated on the LDP Maps.
- 2.17. All development proposals are required to comply with the General Policy contained at Section 3.
- 2.18. Several items contained within the LDP merit additional detail or guidance. This is provided within Supplementary Guidance (SG). A list of topics covered is provided within the relevant chapters, which establish the need for principles contained within SG.
- 2.19. The Plan does not record existing planning consents.

General Policy

3. GENERAL POLICY

- 3.1. All development proposals will be determined against general criteria, as relevant, and the following General Policy sets out the framework for this assessment. These detailed criteria are not repeated in individual policies in the LDP. They will apply, as appropriate, to all development. Policy A1 (Section 10) gives details on the considerations for proposals not covered by any other policy within the Plan.

GENERAL POLICY

(a) Siting, Design and External Appearance:

- Siting of development should have regard to the relationship of the development to existing buildings and the visual effects of the development on the surrounding area and landscape.
- Design should have regard to existing townscape and consideration should be given to size, scale, form, massing, height, and density.
- External appearance should have regard to the locality in terms of style, fenestration, materials and colours.
- Development will require to incorporate the principles of 'Designing Streets' and 'Designing Places'.
- The particularly unique setting of North Ayrshire's rural, coastal, neighbourhood and town centre areas, and those with similar characteristics, necessitates that all development proposals reflect specific design principles unique to these areas. Coastal, Rural, Neighbourhood and Town Centre Design Guidance (four separate documents) are Supplementary Guidance to the Plan and contain further details.
- Consideration should be given to proper planning of the area and the avoidance of piecemeal and backland development.
- Design should have regard to the need to reduce carbon emissions within new buildings.

(b) Amenity:

Development should have regard to the character of the area in which it is located. Regard should be given to the impact on amenity of:

- Lighting;
- Levels and effects of noise and vibration;
- Smell or fumes;
- Levels and effects of emissions including smoke, soot, ash, dust and grit or any other environmental pollution;
- Disturbance by reason of vehicular or pedestrian traffic.

Development should avoid significant adverse impact on biodiversity and upon natural heritage resources, including those outwith designated sites and within the wider countryside. Development proposals should further have regard to the preservation and planting of trees and hedgerows, and should also have regard to their potential to contribute to national and local green network objectives.

In relation to neighbouring properties regard should be taken of privacy, sunlight and daylight.

(c) Landscape Character:

In the case of development on edge of settlement sites, substantial structure planting will generally be required to ensure an appropriate boundary between town and country is provided. Such proposals should include native tree planting, retain natural features where possible and make provision for future maintenance.

Development should seek to protect the landscape character from insensitive development and the Ayrshire Landscape Character Assessment shall be used to assist assessment of significant proposals.

(d) Access, Road Layout, Parking Provision:

Access on foot, by cycle, by public transport and other forms of transport should be an integral part of any significant development proposal. Development should have regard to North Ayrshire Council's Roads Development Guidelines and meet access, internal road layout and parking requirements.

(e) Safeguarding Zones:

Pipelines, airports and certain other sites have designated safeguarding areas associated with them where specific consultation is required in assessing planning applications. The objective is to ensure that no development takes place which is incompatible from a safety viewpoint. The need for consultation within Safeguarding Zones is identified when an application is submitted. Supporting Information Paper No. 7 provides further information on Safeguarding Zones.

(f) The Precautionary Principle

The precautionary principle may be adopted where there are good scientific, engineering, health or other grounds for judging that a development could cause significant irreversible damage to the environment, existing development or any proposed development, including the application itself.

g) Infrastructure and Developer Contributions

For development proposals which create a need for new or improved public services, facilities or infrastructure, and where it is proposed that planning permission be granted, the Council will seek from the developer a fair and reasonable contribution in cash or kind towards these additional costs or requirements. Developer contributions, where required, will be sought through planning conditions or, where this is not feasible, planning or other legal agreements where the tests in Circular 3/2012 are met. Other potential adverse impacts of any development proposal will normally be addressed by planning condition(s) but may also require a contribution secured by agreement.

This will emerge from assessment of the impact of development proposals upon:

- Education;
- Healthcare facilities;
- Transportation and Access;
- Infrastructure;
- Strategic landscaping; and,
- Play facilities.

Further to analysis of infrastructure, indicative requirements for housing land allocations are set out within the Action Programme. Developer contributions will be further established by Supplementary Guidance (timing, costs etc.).

In addition to the above, Mixed Use Employment Areas are identified within the LDP. These sites are allocated for a mix of uses, subject to an element of employment space creation or improvement being provided. This will be informed by a business plan and masterplan. In these specific cases, contributions to the above (and affordable housing requirements as set out in Section 5) will also be required.

h) 'Natura 2000' Sites

Any development likely to have an adverse effect on the integrity of a 'Natura 2000' site will only be approved if it can be demonstrated, by means of an 'appropriate assessment', that the integrity of the 'Natura 2000' site will not be significantly adversely affected.

i) Waste Management

Applications for development which constitutes "national" or "major" development under the terms of the Planning Etc. (Scotland) Act 2006 will require the preparation of a Site Waste Management Plan (SWMP), which will be secured by a condition of the planning consent.

Town Centres and Retailing

4

4. TOWN CENTRES AND RETAILING

- 4.1. Town Centres are the focus of economic and community activity and provide significant employment opportunities.
- 4.2. North Ayrshire Council will support retail and commercial proposals appropriate to the scale and function of settlements and their town centres. Town Centres are identified in Irvine, Kilwinning, Ardrossan, Saltcoats, Stevenston, Kilbirnie, Beith, Dalry, Largs, West Kilbride and Millport. Within these, the full range of town centre uses will be encouraged, including retail, commercial leisure, business, culture and arts, civic uses and residential. In the larger towns (Irvine, Kilwinning, Saltcoats and Largs), the LDP allocates a core retail area within which the range of uses will be more limited.
- 4.3. The LDP recognises that retailing is the main function which affects the vitality and viability of the town centre. Accordingly the LDP seeks to give a measure of protection to existing shops in core retail areas by agreeing to changes of use only if it can be demonstrated that the property is no longer viable as a retail unit.
- 4.4. Irvine is the primary retail centre within North Ayrshire. The LDP aims to promote and strengthen Irvine's role by directing major retail, commercial leisure and other appropriate town centre uses to Irvine town centre. The future expansion or redevelopment of the Rivergate centre is supported by the Plan.
- 4.5. The LDP will seek to ensure that the smaller town centres provide a good range of shopping and other facilities to serve the needs of their residents.

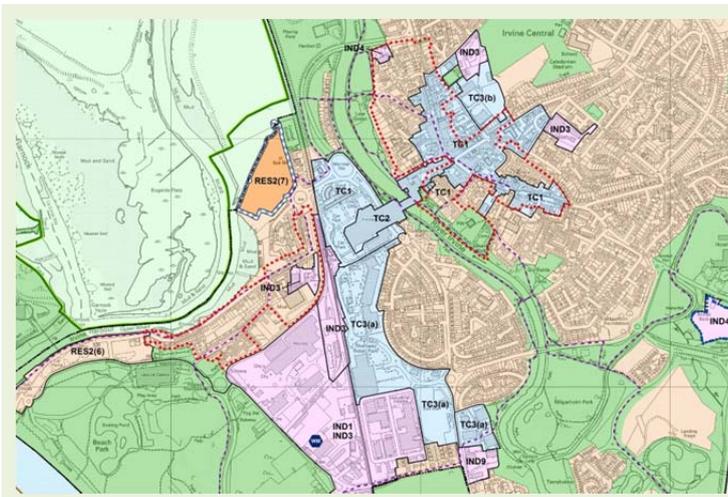


Fig 2: Irvine town centre:

- The primary retail centre within North Ayrshire;
- A well performing centre, with the GVA 'Scottish Town Centres' report (Oct 2010) identifying it as having the 2nd highest rental growth between 1998 and 2009;
- LDP identifies a town centre boundary, core shopping area, and commercial centres for defined uses;
- Opportunities for expansion of Rivergate Centre and the East Road Retail Park.

- 4.6. Uses in the allocated Commercial Centres will be restricted as follows:
 - Comparison goods, secondary convenience goods and ancillary other commercial development at Riverway Retail Park;
 - Comparison goods retailing at the East Road Retail Park, with commercial leisure uses also acceptable for expansion of the Retail Park; and,
 - Bulky goods comparison retailing at Hawkhill, Stevenston.
- 4.7. Retail or commercial leisure development proposals outwith town centres will be resisted except where it can be clearly established that there are no suitable sites in or adjacent to the town centre and that the proposal will not adversely affect the

vitality and viability of a town centre. Local shops will be permitted subject to demonstration of need and a limit on their size.

- 4.8. The LDP also seeks to develop town centres as the focus of the public transport network, with provision for pedestrians, and protect and enhance their amenity through the promotion of good design in buildings and the townscape.

POLICIES

- 4.9. Policies for Town Centres and Retailing provide further detail on the above, including:
- Policy TC 1 'Town Centres' identifies and safeguards appropriate uses for defined town centres including retail, offices, food and drink, hotels, leisure and residential, hot food takeaways, amusement arcades, public houses, theatres and flats;
 - Policy TC 2 'Core Shopping Areas' which limits appropriate uses to retail, financial/professional services, food and drink, hot food takeaways, amusement arcades, public houses and flats;
 - Policy TC 3 'Commercial Centres', (distinct from town centres and including retail parks) which limits acceptable use to comparison goods, secondary convenience goods and ancillary other commercial development at Riverway Retail Park and Lamont Drive, Irvine (TC3(a)) and comparison goods at East Road (TC3(b)). This is further limited to bulky goods at Hawkhill, Stevenston (TC3(c));
 - Policy TC 4 'Edge of Centre/Out of Centre Development' which aims to protect the function of town centres by restricting retail or commercial leisure development outwith defined town centres unless a range of criteria are met;
 - Policy TC 5 'Local Shops' which requires proposals for local shops to be limited in scale and justified by local need;
 - Policy TC 6 'Retail Development on Arran' which states that retail development will be acceptable within settlements subject to its scale and character, while outwith settlements additional criteria require to be met including the requirement for a social and/or economic benefit to the area; and
 - Policy TC 7 which limits the operation of Open Air Markets.



Kilwinning Town Centre:

- Streetscape improvements recently undertaken by Irvine Bay Regeneration Company;
- Regular farmers market commenced late 2010.

Fig. 3: Kilwinning Town Centre

POLICY TC 1: TOWN CENTRES

1. Within the areas identified on the LDP Map as Town Centres, excluding Core Shopping Areas, development comprising Classes 1, 2, 3, 4, 7, 9, 10 and 11, and hot food takeaways, amusement arcades, public houses, theatres and flats shall accord with the LDP.
2. Development comprising a change of use from retail will require to demonstrate that:
 - (a) this will not undermine the retail function of the centre;
 - (b) all reasonable steps have been taken to let or sell the property for retail purposes (i.e. through active marketing), and
 - (c) no interest has been expressed in it at a rental level similar to other properties of a comparable size and location.
3. Development of a type likely to give rise to noise and disturbance (e.g. public houses, hot food takeaways) should:
 - not be located so as to give rise to a concentration of such uses in close proximity where this would unacceptably impact upon amenity; **AND**
 - not be located in a ground floor property where there are flats on upper floors.

See Policy A3 for details of relevant Supplementary Guidance.

POLICY TC 2: CORE SHOPPING AREAS

1. Within the areas identified on the LDP Map as Core Shopping Areas, development comprising Classes 1, 2 and 3, and hot food takeaways, amusement arcades, public houses and flats above ground floor level shall accord with the LDP.
2. Development comprising a change of use from retail will require to demonstrate that:
 - (a) this will not undermine the retail function of the centre;
 - (b) all reasonable steps have been taken to let or sell the property for retail purposes (i.e. through active marketing), and
 - (c) no interest has been expressed in it at a rental level similar to other properties of a comparable size and location.
3. Non retail use should be complementary to adjacent retail uses and should not be prejudicial to the vitality and viability of the Core Shopping Area.

In assessing proposals for non-retail uses in core shopping areas, material considerations shall include whether the proposed use is currently under-represented in the town centre and the availability of vacant non-retail premises in the immediate area.

Commercial Centres

- 4.10. The retail park developments at Riverway and Lamont Drive, Irvine and Hawkhill, Stevenston accommodate a range of comparison goods, with limited convenience floorspace. These are Commercial Centres in terms of the definition provided by Scottish Planning Policy (SPP). In order to preserve the identity and function of these developments it is proposed to limit permitted uses in line with the planning consents which were issued for the developments. Retail development at the Commercial Centre at Hawkhill, Stevenston will be restricted to bulky goods.

POLICY TC 3: COMMERCIAL CENTRES

Uses in the allocated Commercial Centres will be restricted as follows:

- (a) Comparison goods, secondary convenience goods and ancillary other commercial development at Riverway Retail Park and Lamont Drive in accordance with the note below;
- (b) Comparison goods retailing at the East Road Retail Park, with commercial leisure uses also acceptable for expansion of the Retail Park; and,
- (c) Bulky goods comparison retailing at Hawkhill, Stevenston.

For the avoidance of doubt proposals in accordance with the retail goods categories specified in this policy will also need to comply with Policy TC 4: Edge of Centre/Out of Centre Development. In the case of the Riverway Retail Park, this particularly applies to convenience retailing which should remain a secondary function to the primary function of the park as a comparison goods retail park, and to any other ancillary commercial development which may be considered appropriate. These uses are considered to be more likely to undermine the function and character of the town centre.

Edge of Centre/Out of Centre Development

- 4.11. To protect centres from the loss of key retail and commercial leisure uses, a sequential approach to the selection of sites for such development is adopted. This requires that such uses should be located within town centres in the first instance, then on edge of centre sites and then on commercial centres if a suitable site within the town centre is not available. Only after this sequential approach has been followed will retail or commercial leisure proposals on out of centre locations be considered.

POLICY TC4: EDGE OF CENTRE/OUT OF CENTRE DEVELOPMENT

Proposals for new retail or commercial leisure development (including extensions to or redevelopment of existing premises) on sites located outwith the town centre boundaries identified on LDP Maps shall not accord with the LDP unless the following criteria can be satisfied:

- (a) the development comprises local shops permitted in terms of Policy TC5; **OR**
 - (b) that the proposal site has been selected after sequential assessment of available and suitable sites/premises (or which can reasonably be made available or suitable) in the following order (1) sites within the town centre (2) sites within edge of centre locations (3) other sites designated on the proposals map as commercial centres, with each alternative sequentially preferable option being discounted for demonstrable reasons;
- AND**

- (c) that the development would not adversely affect, either on its own or in association with other built or consented developments, the vitality and viability of the town centre; **AND**
- (d) the development would tackle deficiencies (the nature of which shall require to be described and quantified) in qualitative or quantitative terms which cannot be otherwise met in the town centre; **AND**
- (e) the development is well located in relation to access by public transport, cycle routes and on foot.

For the avoidance of doubt, the above policy shall apply to all retail and commercial leisure development proposals within Commercial Centre allocations, which do not form part of defined town centres. Where commercial centres are in edge of centre locations, this will be sequentially preferable to other commercial centres.

Applicants may be required to submit a proportionate retail impact assessment and undertake a town centre health check in order to demonstrate compliance with the above criteria. This will depend on the scale of the proposal and will be at the discretion of the Council.

Local Shops

- 4.12. Small individual local shops and neighbourhood shopping centres provide convenient facilities for residents and reduce dependence on the car. The Plan protects existing local shops and requires justification for any proposed change of use.

POLICY TC 5: LOCAL SHOPS

Proposals for the development of new local shops outwith town centres, including shops attached to petrol filling stations, hot food shops, cafes and betting offices shall not accord with the LDP unless they can be justified against the following criteria:

- (a) the development does not incorporate a unit of greater than 400m² gross, and the total retail development is below 1,000m² in size overall; **AND**
- (b) the development meets a recognised local need. Determination of local need will include consideration of the range of facilities available which already serve all or part of the catchment of the proposed unit. Where there are at least two existing units providing the same or similar services to a majority of the catchment of the proposed unit, no need for the proposed unit will be demonstrated; **AND**
- (c) it is located where it can be conveniently accessed on foot from adjacent, existing development.

Proposals within the settlement boundaries of those towns without a defined town centre boundary shall accord with the LDP subject to being of a scale and character which is not detrimental to the amenity of the locality.

Note: The catchment will generally refer to the walk-in catchment of the proposed unit, with 300m from the unit being an indicative figure for the boundary of the catchment. However, the catchment should be agreed at an early stage between the applicant and planning authority.

The thresholds identified in paragraph (a) above are considered to be necessary in order to ensure that retail floor space allowed under this policy meets a local need.

Retail Development on Arran

POLICY TC 6: RETAIL DEVELOPMENT ON ARRAN

Proposals for development within Class 1 Shops, Class 2 Financial and Professional Services and Class 3 Food and Drink within settlement boundaries shall accord with the LDP subject to being of a scale and character which is not detrimental to the amenity of the locality.

Proposals for retail development outwith settlements within the above Use Classes shall accord with the LDP provided it can be demonstrated:

- (a) that it comprises a single planning unit with an established craft or tourist facility;
- (b) there is social and/or economic benefit to the island; and
- (c) it is of a scale and character which is not detrimental to the amenity of the locality.

Open Air Markets

4.13. Open air markets can have an adverse impact on the viability of conventional shops in settlements. New open air markets in settlements are not considered appropriate as they constitute a potential threat to the viability of existing shops. Specialist markets, such as farmers markets, seasonal or craft markets, which expand the range of facilities in a settlement and contribute to vitality without encroaching on the trade of existing shops, will be acceptable. Individual markets should operate for a maximum of 12 days in any 12 month period.

POLICY TC 7: OPEN AIR MARKETS

1. Proposals for the operation of general open air markets within the LDP area shall not accord with the LDP.

2. The operation of specialist open air markets, such as farmers' markets, craft fairs or seasonal markets shall accord with the LDP subject to the following criteria being met:

- (a) that the proposed market will expand the range of facilities available without encroaching on the trade of existing shops; **AND**
- (b) that the proposed market will sell only a limited range of specialist goods as agreed by the planning authority; **AND**
- (c) that the proposed market will operate for a maximum of 12 days in any 12 month period.

SUPPLEMENTARY GUIDANCE

4.14. Policy A3 sets out details of existing and proposed Supplementary Guidance, however the following are relevant to Town Centres & Retailing Policy:

Control of Advertisements (adopted)

4.15. The Council will assess applications for advertisements in line with the Supplementary Guidance.

Town Centre Design Guidance (approved as non-statutory Supplementary Guidance June 2010)

4.16. This guidance applies to areas identified by the LDP Maps as town centres, and should help to shape the development of mixed use, business and retail activity and encourage investment. It provides guidance on scale, massing, materials etc. and should be consulted at an early stage in drawing up any proposals for development within town centres.

Hot Food Takeaways (to be prepared)

4.17. Hot food takeaways can add to a town's viability by providing a valued service to the public and in some circumstances taking up otherwise vacant units. However, negative impacts on the vitality of a town centre may arise from an over provision of hot food takeaways such as a decrease in the mix of uses, impact on amenity (litter, noise, traffic etc.) increased frequency or clustered distribution giving a poor impression of an area and the possibility of excessive dead frontage during the day.

4.18. Supplementary Guidance will provide limits on the location of hot food takeaways within town centres by:

- limiting the proportion of hot food takeaways within individual shopping streets to no more than 25% of units; and,
- limiting the concentration of hot food takeaways within shopping streets to no more than two consecutive units.

5. HOUSING

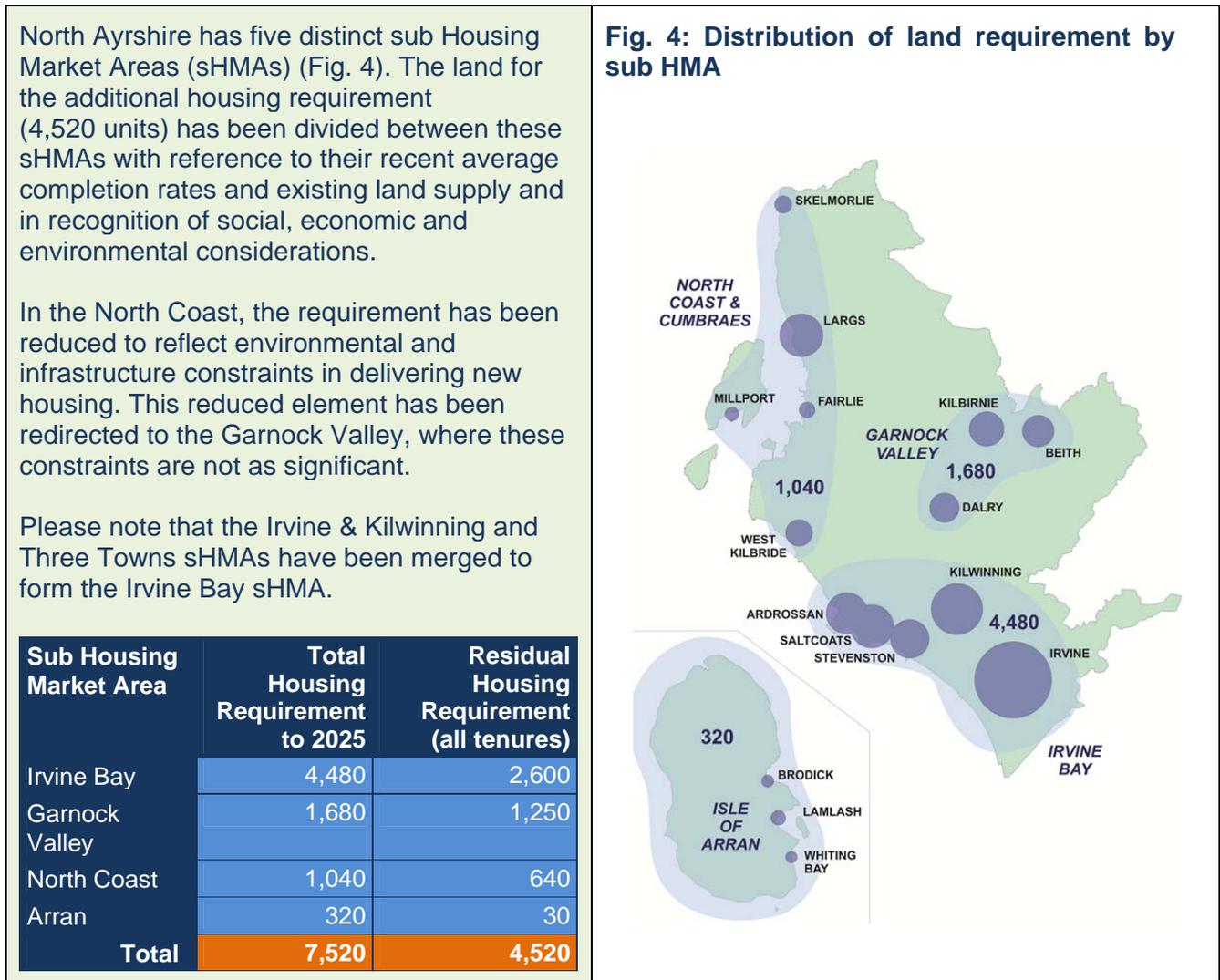
- 5.1. Housing is the most extensive form of development in the LDP area. New housing development will influence the perception of North Ayrshire, its ability to attract and retain people and investment, support employment, and can support the regeneration of existing communities.
- 5.2. The LDP requires to allocate sufficient land to meet need and demand for housing for a ten year period following adoption of the plan. The housing land supply provides a range of sites in terms of size, location and type to cater for a wide variety of house types to meet need and demand.

Scale of the Housing Land Supply

- 5.3. A Housing Need and Demand Assessment (HNDA) for mainland North Ayrshire has achieved robust and credible status from the Scottish Government for the aggregated element. This has informed the approach to planning for housing of all types. Studies with a similar scope have also been undertaken for the Isle of Arran and the Cumbraes. Some of the key conclusions of the mainland HNDA were:
 - There has been a balance between the demand for market housing and market supply (at past average completion rates);
 - This apparent balance reflects both the future demands of the existing population as well as demand arising from in migration;
 - There is no compelling evidence of a shortfall in market housing in North Ayrshire; and,
 - At recent average levels of private house building, a surplus of market housing will emerge within the next 15 years (except within the Garnock Valley).
- 5.4. The previous Local Plan took an aspirational approach to population and housing growth, identifying a generous land supply. The LDP maintains this positive approach. The existing land supply for market housing (based on the 2010 Housing Land Audit, as updated for the LDP) consists of sites able to accommodate 4,174 units throughout North Ayrshire. Recent average past completion rates for market housing total 470 units per annum, prior to the economic downturn. Projecting this level of completions to 2025 results in a total new build housing requirement of 7,520 units. This is considered to represent a generous housing land supply, given that:
 - High levels of surplus market housing are predicted to emerge by 2025 in the HNDA, on the basis of average completions of 470 market units per annum to 2025;
 - The housing requirement is based on maintaining a stable population, despite official projections indicating a decline;
 - Household projections (GRO Scotland, 2008 based) indicate an increase in households at a lower level (3,200 between 2012 and 2025, or 250 households per annum), while the HNDA identifies aggregated newly arising demand of 243 units per annum;
 - The LDP identifies allocations for a housing requirement beyond a ten year period post adoption;
 - Economic conditions are likely to constrain market completions in the short term, providing additional flexibility in the land supply;
 - No allowance has been made for windfall sites which will further supplement the supply;

- Only 25% of the established land supply from the revised 2010 Housing Land Audit has been considered as contributing to the overall land supply assumed as coming forward over the plan period; and
 - The situation can be reviewed annually as part of the housing land audit process and via future reviews of the LDP.
- 5.5. After subtraction of the existing land supply (4,174 units as identified by the revised 2010 Housing Land Audit) this leaves a figure of 3,346 units to be accommodated through new allocations in the LDP for market housing. With an addition within each sub HMA (with the exception of the Garnock Valley) to allow for affordable housing development, the total land requirement is increased to 4,520 units (see calculation of housing requirement, p91).

Distribution of the Housing Land Supply



- 5.6. Allocations made by the LDP, or sites where planning applications come forward, will be required to make an acceptable contribution to address any shortfalls in infrastructure and/or to mitigate against any adverse impact brought about by their development, as set out within the General Policy. Indicative infrastructure requirements of additional housing land allocations made by the LDP are provided in the Action Programme. Future Supplementary Guidance on developer contributions will provide further detail.

Affordable Housing

- 5.7. The mainland HNDA identifies a significant shortfall of affordable housing, and an aggregated affordable housing need shortfall of 206 units per annum, or 2,678 units to 2025. This figure will be addressed through interventions in the existing housing stock and an affordable housing policy securing new build development. The LDP also responds to this need with specific affordable housing land allocations for 549 units.
- 5.8. On the mainland, an affordable housing policy applies to all areas other than the Garnock Valley. This sets out the terms of a quota policy which will deliver affordable housing through private housing development at varying rates for each sub HMA (15% Irvine & Kilwinning, 10% Three Towns, 25% North Coast). SPP refers to a benchmark level of 25% affordable provision where a need has been identified. These levels relate to the proportion of households in affordable housing need within each sub HMA, and recognise the difficulty in implementing a benchmark figure of 25% universally given market conditions within North Ayrshire.
- 5.9. The date of implementation for the Mainland Affordable Housing Policy will be on adoption of the Plan. On implementation, this policy will apply to all new allocations (Policy RES 2) identified by the LDP. For any other housing sites without planning permission, the policy will apply from a date to be prescribed - which will be on or after adoption of the LDP.
- 5.10. On Arran, the 2007 Craigforth Housing Study recommended that specific allocations be made for affordable housing provision and that an affordable housing policy be developed with a threshold of 25%. This policy was implemented in April 2009. Specific allocations for affordable housing are proposed where suitable land is available either in public ownership, or through agreement with a private landowner.
- 5.11. The LHS shows that there is no immediate need to supply housing for any equality groups, including gypsy/travellers.

POLICIES

- 5.12. Policies for Housing provide further detail on the above, including:
- Policy RES 1 'Housing Allocations' which identifies existing residential areas and those areas where residential use will be acceptable in principle;
 - Policy RES 2 'Additional Housing Sites' which identifies additional housing sites for new development to meet the housing requirement to 2025;
 - Policy RES 3 'Kelburn Castle, Fairlie' which provides for enabling housing development on land adjacent to Ladies Walk which will allow for a programme of restoration and subsequent maintenance for Kelburn Castle and improvements to the country centre;
 - Policy RES 4 'Affordable Housing' which identifies land which is to be developed specifically for affordable housing (social rented or other forms of affordable provision) and introduces a policy for contributions from market housing development. This will apply to all Arran sites and all mainland sites allocated through RES 2 by the LDP from adoption of the Plan, and in addition, to other sites without planning permission from a date to be prescribed;
 - Policy RES 5 'Houses in Multiple Occupation (HMO's)' which sets out criteria for multiple occupation proposals for houses and flats;

- Policy RES 6 ‘Working from Home’ which provides for development arising from working from home;
- Policy RES 7 ‘Residential Caravans’ which states that the use of land for this use shall not accord with the plan except in exceptional circumstances;
- Policy RES 8 ‘Open Space and Play Provision in New Housing Developments’ which sets out requirements for open space and play provision for residential development.
- Policy RES 9 ‘Large Scale Regeneration Opportunities’ which identifies the need for comprehensive masterplans to be prepared for sites at Ardrossan Harbour.



Perceton, Irvine:

- Successful development of 67 detached units by Mactaggart & Mickel;
- Design respects the site’s location adjacent to the Perceton Conservation Area.

Fig. 5: Example of Good Quality Design

General Housing Allocation

- 5.13. Policy RES 1 is a general allocation, encompassing existing residential development and sites within the established land supply (sites with agreed residential development potential but not expected to be developed within the next seven years).
- 5.14. Residential development on sites allocated as RES 1 will accord with the LDP subject to other relevant policies in the plan. Within existing residential areas there are non-residential uses which will continue; proposals for new non-residential uses will be assessed against the relevant policy for that use.

POLICY RES 1: HOUSING ALLOCATION

Proposals for residential development in areas allocated for housing on the LDP Maps shall accord with the LDP.

Note: The Mainland Affordable Housing Policy (see Policy RES 4) will apply to applications for residential development within RES 1 allocations (that comply with the criteria set out in the policy) from a date to be prescribed, which will be on or after adoption of the LDP.

New Housing Allocations

- 5.15. The total requirement for private housing for North Ayrshire to 2025 is 7,520 units. The existing land supply (2010 Housing Land Supply (Pre- Audit)) demonstrates sites capable of delivering 4,174 units. The remaining 3,346 units are accommodated on sites identified as RES 2 allocations.

POLICY RES 2: ADDITIONAL HOUSING SITES

The sites identified in Table 1 and on the LDP Maps are allocated for market housing to meet the identified housing requirement to 2025.

Sites will require to mitigate against any unacceptable adverse impacts on infrastructure arising as a result of the site's development. Indicative requirements are set out within the Action Programme.

Table 1: Additional Housing sites (Market Housing)

Site	Indicative Capacity	Site	Indicative Capacity
Irvine & Kilwinning		Garnock Valley	
1. Tournament Park	250	20. Blairland Farm, Dalry	200
2. North Newmoor	300	21. Lomond Castings, Dalry	45
3. Middleton Road, Perceton	100	22. West Bankside, Kilbirnie	200
4. Perceton House	40	23. Garnock Academy, Kilbirnie	200
5. North Gailes	30	24. Garnock View, Glengarnock	100
6. Harbourside	340	25. Beith Road, Longbar	60
7. Church Street	100	26. Auldlea Road, Beith	150
8. Springside Farm	170	27. Lochshore, Glengarnock	250
9. West Byrehill	400	North Coast	
10. Nethermains	100	28. Ardrossan Road, Seamill	124
11. Longford Avenue, Nethermains	150	29. Ardrossan High Rd, West Kilbride	30
12. Mosscolloch Farm	50	30. Southannan Road, Fairlie	4
Three Towns		31. East of Golf Course Rd, Skelmorlie	50
13. Ardrossan Harbour	130*	32. Land at Skelmorlie Golf Club	50
14. Former Kerelaw School	80	33. Brisbane Glen Road, Largs	60
15. Kerelaw South	30	34. Noddsdale Meadow, Largs	80
16. Sharphill East	50	Arran	
17. Sharphill West	200	35. Cairnhouse Farm	30
18. Montgomerie Street	15	36. Benlister North	30
19. Lundholm Road	70	TOTAL	4,268

*the overall indicative capacity of this site is estimated at 440, and the figure of 130 relates to the additional capacity beyond that provided for in the previous adopted local plan.

Kelburn Castle, Fairlie

- 5.16. It is considered that there is substantial community benefit in allocating a site for housing to fund a programme of restoration and subsequent maintenance for Kelburn Castle and improvements to the country centre. Policy RES3 allocates a site accordingly subject to criteria.

POLICY RES 3: KELBURN CASTLE, FAIRLIE

(Estimated No. of Houses 115, subject to specific justification for the development to be enabled)

A site to the east of Fairlie and south of the Keppen Burn, as identified on the LDP Map, is allocated for housing subject to satisfying all the following criteria:

1. Conformity with an approved development brief prepared by the Council;
2. The submission of a detailed, fully verifiable, financial and business plan for the overall development showing that all funds raised from the sale and development (except a reasonable developer's profit (as detailed in criterion 6) are to be channelled into the conservation and subsequent maintenance of Kelburn Castle and the enhancement of Kelburn Country Centre to secure their ongoing use;
3. Historic Scotland agrees to the proposed restoration of Kelburn Castle and Country Centre;
4. The developer can demonstrate that sufficient financial assistance is not available from any other source;
5. The extent of any new build while restricted to the minimum necessary to facilitate the restoration of Kelburn Castle and the appropriate enhancement of Kelburn Country Centre occupies the whole site with any additional funds arising being channelled to a maintenance trust;
6. Open book accounting on both land and development sales which would allow for a reasonable developer's profit only (indicatively 12% as advised by Historic Scotland) with all other proceeds being channelled to the development to be enabled;
7. Provision shall be required for a developer contribution to Education Services should the scale and rate of development so require;
8. Vehicular access to the site (except for any necessary emergency access) shall be taken direct from the A78(T) between the petrol station and the Manse by means of a new access road; and
9. Evidence of a trust or other legal arrangement ensuring that all monies from the development will be used for the restoration and subsequent maintenance of Kelburn Castle and improvements to the Country Centre and for no other purpose.

Any permitted enabling development will be subject to an appropriate Section 75 Agreement regarding the phasing of construction and other design and layout matters, and regarding a trust or similar legal arrangement to ensure that monies are only used for the restoration and subsequent maintenance of Kelburn Castle and improvement of the Country Centre.

With regard to any planning applications, concurrent submissions including phasing of works shall be required.

Affordable Housing

5.17. The delivery of affordable housing will be secured via the affordable housing policies operating on mainland North Ayrshire and the Isle of Arran as well as the identification of specific sites for affordable housing.

POLICY RES 4: AFFORDABLE HOUSING

Proposals for the development of RES 2 sites allocated in the local development plan and residential proposals on Arran and the mainland will be subject to requirements for affordable housing, as detailed in supplementary guidance. The contributions to affordable housing provision will be at the following levels in the following areas:

- Irvine & Kilwinning: 15%
- Three Towns: 10%; and
- North Coast and Arran: 25%.

Additional criteria to guide the provision are set out in the supplementary guidance (Affordable Housing - Guidance for Developers & Policy: Isle of Arran and Affordable Housing - Guidance for Developers & Policy: Mainland), which is consistent with the Scottish Government's policy set out in Scottish Planning Policy and in the Chief Planner's letter of 5 March 2011 and with its advice on affordable housing contained in Planning Advice Note 2/2010.

The sites identified in Table 2 and on the LDP Maps are allocated specifically for affordable housing to help address the identified housing requirement to 2025.

For the avoidance of doubt, Policy RES4 does not apply to sites in the Garnock Valley sub Housing Market Area.

5.18. The Local Housing Strategy (LHS) shows that there is no need to supply housing for any "equality" groups, including travelling people at this time; however there is provision in the LHS to undertake research into the future housing needs of travelling groups in particular.

Table 2: Affordable Housing Sites

Site	Indicative Capacity	Site	Indicative Capacity
Irvine & Kilwinning		Arran	
1. Corsehillhead, Kilwinning	40	9. Brathwic Terrace, Brodick	30
2. Former John Galt Primary, Irvine	80	10. Montrose House, Brodick	15
3. Fencedyke Primary, Irvine	80	11. Benlister South, Lamlash	40
4. Redstone, Kilwinning *	44	12. S. of Golf Course Rd, Whiting Bay	10
5. Hazeldene, Kilwinning	10	13. Springbank, Brodick	30
North Coast		14. Ladeside Place, Shiskine	8
6. Alexander Avenue, Largs	80		
7. Lawhill Farm, West Kilbride	70		
8. Copeland Crescent, Millport *	12	TOTAL	549

* Sites not shown on Proposals Maps (Existing allocations)

Houses in Multiple Occupation

- 5.19. Multiple occupancy provides a useful form of accommodation for many people. When concentrated in a particular street, block or building, however, it can give rise to environmental problems due to increased activity, noise, pressure on car parking and refuse disposal. In addition, the transient nature of the residents of multiple occupancy and the lack of maintenance has the potential to adversely affect the amenity of neighbours and the surrounding area. Policy RES 5 aims to strike a balance between the demand for this particular type of accommodation and the need to ensure that the amenity of residential streets or buildings is not adversely affected.

POLICY RES 5: HOUSES IN MULTIPLE OCCUPATION (HMOs)

Multiple occupation proposals for houses and flats within settlements shall accord with the LDP subject to compliance with the following criteria:

- (a) the proposal shall not result in an excessive concentration of such uses in any one locality; **AND**
- (b) there shall be no significant loss in the residential amenity of the building or its locality; **AND**
- (c) there must be direct access to appropriate refuse collection (with provision of appropriate bin stores) and any drying area should be located to the rear of the building; **AND**
- (d) the need for car parking will be assessed on a case by case basis.

Working from Home

- 5.20. Working from home is an increasingly common work pattern for many people. Working from home may not always require planning permission. Contact should be made with Planning Services for clarification. Policy RES 6 sets out the circumstances where planning applications for working from home would be deemed to be in accordance with the LDP.

POLICY RES 6: WORKING FROM HOME

Development arising from working from home, or associated outbuildings, shall accord with the LDP provided the development is not of a scale detrimental to the amenity or character of the residential area.

Residential Caravans

- 5.21. The permanent siting and residential use of a caravan or caravans is not considered by the Council as an appropriate means of addressing housing need, both for reasons of the protection of the amenity of the locality in which the temporary structure is located and the standard of accommodation afforded as a permanent residence. The temporary siting of a residential caravan may be acceptable where it is occupied during the construction of a permanent dwelling and is provided for security purposes.

POLICY RES 7: RESIDENTIAL CARAVANS

Proposals for the use of land for the siting of residential caravans shall not accord with the LDP. Temporary consent may be granted in exceptional circumstances, for example, during the construction of a permanent dwelling where temporary accommodation is required on site for security purposes.

Open Space and Play Provision

- 5.22. New residential development is expected to incorporate sufficient open space and play provision to provide a green setting for the site, biodiversity and opportunities for outdoor recreation and physical activity. The standards required for open space and play provision in new residential development are set out within Supporting Information Paper 11. Supporting Information Paper 10 sets out requirements for financial contributions in lieu of open space and play provision on site.

RES 8: OPEN SPACE AND PLAY PROVISION IN NEW HOUSING DEVELOPMENTS

New housing developments shall include open space and children's play facilities in accordance with detailed requirements and specifications which will be set out in supplementary guidance.

Large Scale Regeneration Opportunities

- 5.23. Two large scale regeneration opportunities exist at Ardrossan Harbour and Lochshore, Glengarnock. These complex sites require to be taken forward via the approval of a masterplan to set the context for development.
- 5.24. Further development at Ardrossan Harbour will consolidate it as a destination, incorporating additional residential development and leisure, local retail, café, office and hotel uses. Ancillary operations to the marina are also supported. At Lochshore, a mix of uses is proposed, with the residential release cross subsidising town centre improvements and improvements to the existing business/industrial development at Lochshore South.

RES 9: LARGE SCALE REGENERATION OPPORTUNITIES

Ardrossan Harbour

Proposals for a residential led development, incorporating leisure, local retail, café, office, hotel, marina extension and marina related uses will be supported, provided such proposals form part of an approved comprehensive masterplan for the area.

The masterplan should make provision for an area of land to be safeguarded for commercial port related use with direct access to the local road network.

The development of land at Montgomerie Street, outwith the control of the majority landowner lies within the masterplan boundary and will require to consider links to the wider masterplan site.

Lochshore, Glengarnock

Proposals for a residential led enabling development will be supported provided such proposals form part of an approved comprehensive masterplan for the area.

Such development will establish or contribute to an existing Town Centre Regeneration Fund and also provide a basis for improvement to the existing business/industrial development at Lochshore South, which may include its rationalisation and/or consolidation. The masterplan will demonstrate the creation of direct links with Kilbirnie Town Centre and also capitalise on the major opportunity for creation of a well-connected green network in the area.

The masterplan will also set out in detail the proposed phasing for the development, including timescales.

The development of land at Caledonian Road outwith the control of the majority landowner lies within the masterplan boundary and will require to consider links to the wider masterplan site.

SUPPLEMENTARY GUIDANCE

5.25. Policy A3 sets out details of existing and proposed Supplementary Guidance; however the following are relevant to Housing Policy:

Affordable Housing (Arran: approved April 2009, Mainland: approved March 2011)

5.26. Supplementary Guidance provides guidance on implementation for both the Arran and mainland affordable housing policies.

5.27. The mainland Affordable Housing Policy sets thresholds for affordable housing provision as part of market housing development on new residential allocations identified (RES 2 sites). At a future date, the policy will also apply to all other applications for housing development which meet the criteria for affordable housing provision. This date is to be agreed but will be on or after adoption of the LDP.

Neighbourhood Design Guidance (approved as non-statutory Supplementary Guidance June 2010)

5.28. Neighbourhood Design Guidance was approved as non-statutory policy in June 2010. It will be consulted on prior to incorporation as adopted policy. The Guidance provides advice on matters such as layout, scale, massing, parking and materials.

5.29. Proposals for residential development in urban areas will be expected to comply with the principles of the guidance.

Decking (adopted)

5.30. Supplementary Guidance provides advice on types of decking likely to require planning permission and types likely to be permitted development.

Bin Storage (adopted)

5.31. Sets out the required provisions for bin storage in new development.

Affordable Housing on Arran (to be prepared)

5.32. Supplementary Guidance outlining different options for provision of affordable housing on the island will be prepared.

Development Briefs

5.33. A number of site specific development briefs currently exist, and additional briefs will be prepared for particularly sensitive or complex sites, in consultation with landowners/lead developers. This will help to ensure proper integration, high quality design and sufficient consideration of various site specific matters in relation to future development. A masterplan may be prepared as part of, or subsequent to, a development brief. A list of proposed new development briefs is set out within the Action Programme.

6. EMPLOYMENT LAND

- 6.1. North Ayrshire has a large supply of employment land - areas identified for either Class 4 (Business), 5 (General Industry) or 6 (Storage and Distribution) use (or a combination of these). A significant amount of this supply remains vacant or undeveloped. This can create a poor perception of communities and result in amenity and environmental problems.
- 6.2. While there is a requirement to retain a supply of vacant and marketable employment land offering range and choice within the LDP, the continuing move away from a manufacturing based economy means less land is likely to be required for employment use in the future. A number of sites previously safeguarded are considered to be surplus in their entirety, or suitable for redevelopment for a mix of uses incorporating retained employment use.
- 6.3. National Planning Framework 2 identifies Ardeer energetics cluster as having significant economic development potential. It also designates Hunterston as a National Development.
- 6.4. The LDP aims to:
 - Respond to the diverse needs and locational requirements of different sectors and sizes of businesses and take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised;
 - Remove unnecessary planning barriers to business development and provide scope for expansion and growth;
 - Ensure that there is a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed use development, to meet anticipated requirements and a variety of size and quality requirements;
 - Take into account the specific needs of different businesses, including the importance of access to the strategic road and rail network and opportunities for transport by water for manufacturing, warehousing and distribution uses;
 - Identify an appropriate range of strategic business locations such as mixed developments, business parks, science parks, medium and large industrial sites and high amenity business locations; and
 - Protect these sites from inappropriate uses and development which would compromise their quality, accessibility or marketability as a business location.
- 6.5. The LDP identifies the following Strategic Business Locations:
 - i3 Irvine Innovation & Industry Park Strategic Investment Site – for a large single user or major multiple investment opportunities;
 - Riverside Business Park, Irvine - for a high amenity business park;
 - Hunterston National Development – for nationally important development as identified in Policy IND 2;
 - Ardeer Energetics Cluster - for Energetics Use;
 - South Newmoor, Irvine - Large Industrial Site for Industrial Use;
 - Irvine Industrial Estate - Large Industrial Site for Industrial Use;
 - Tournament Park, Irvine - for Offices and Industrial Use; and,
 - Lochshore - Large Industrial Site for Industrial Use.

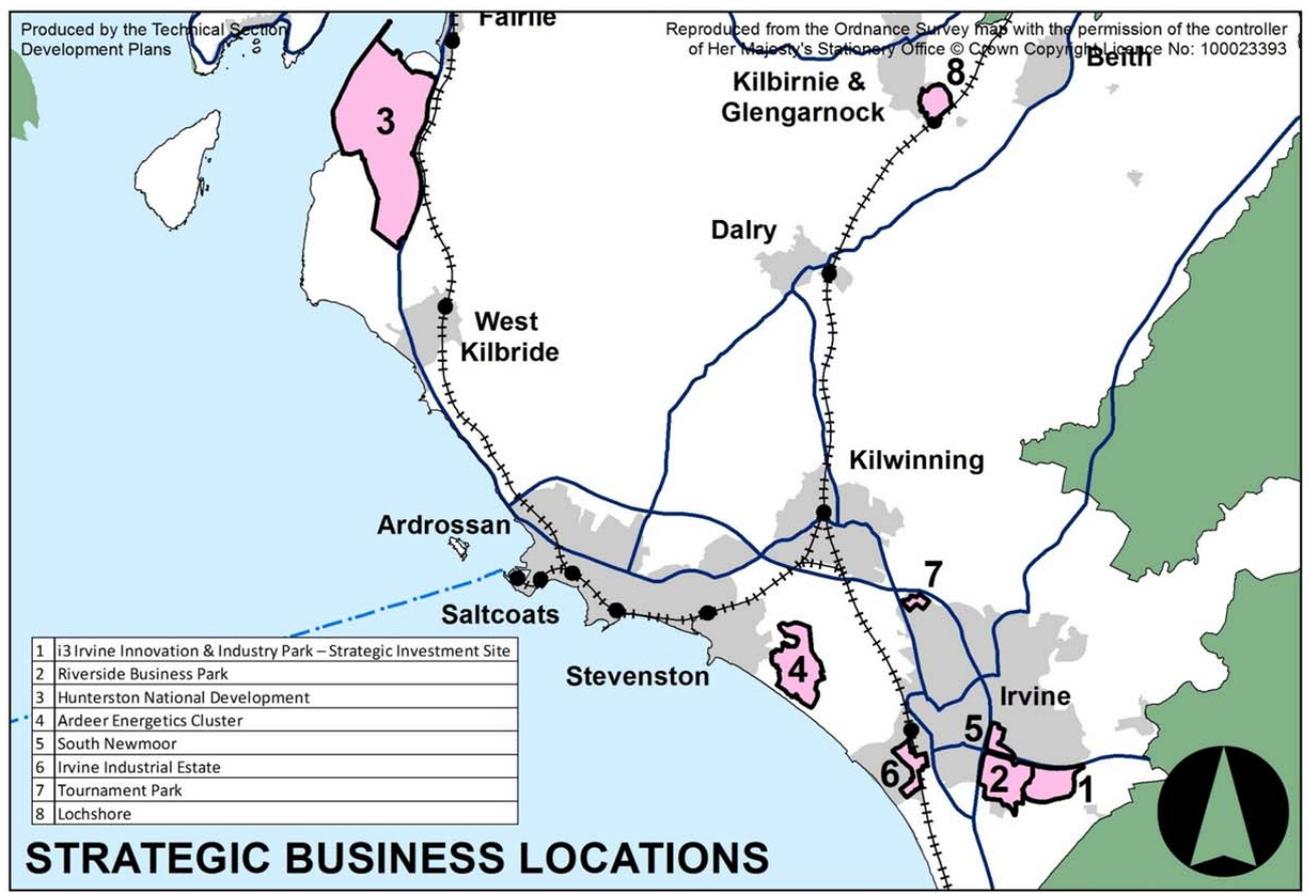


Fig. 6: Strategic Business Locations

- 6.6. These sites are priorities for investment and improvement, and will be protected from inappropriate uses and development which would compromise their quality, accessibility or marketability as a business location. Acceptable Uses on the full list of sites contained within the employment land supply are defined in Table 3.
- 6.7. Development Briefs will be prepared to establish the principles of future development of Policy IND 5 ‘Mixed Use Employment Areas’.

POLICIES

- 6.8. Policies for Employment Land provide detailed guidance on the above, and cover:
- Policy IND 1 ‘Strategic Business Locations’, which identifies eight locations (above) and prioritises these for investment, improvement and protects them from inappropriate uses;
 - Policy IND 2 ‘Hunterston National Development for nationally important development as identified by the National Planning Framework’ which takes forward Council policy in relation to the National Development and other uses;
 - Policy IND 3 ‘Industrial Estates’ which permits industrial uses (and Use Classes 4, 5 and 6) on the sites listed at Table 3 and on the LDP Maps;
 - Policy IND 4 ‘Business Uses’ which permits Class 4 business use on the sites listed at Table 3 and on the LDP Maps;
 - Policy IND 5 ‘Mixed Use Employment Areas’ which identifies sites where a mix of uses may come forward where these enable retained employment provision;

- Policy IND 6 'Industrial Reserve Sites' which permits the expansion of existing industrial operators on defined areas of land;
- Policy IND 7 'Factory Shops' which sets out criteria against which proposals for factory shops may be permitted;
- Policy IND 8 'Ancillary Facilities' supports ancillary retail or leisure facilities within industrial areas subject to criteria;
- Policy IND 9 'Motor Vehicle Showrooms' which identifies three locations as appropriate for this use;
- Policy IND 10 'Existing Operations in the Countryside' which permits the continued operation of defined uses within the countryside;
- Policy IND 11 'Marine Based Activity' which identifies two locations with access to navigable water as appropriate for this use;
- Policy IND 12 'Quasi-Industrial Uses & Yards' which makes specific provision for quasi-industrial uses and yards;
- Policy IND 13 'Business Development on Arran and Cumbrae' which provides for new and extended business uses within settlements, and criteria for assessing proposals for business and industrial development within the Countryside;
- Policy IND 14 'Market Road, Brodick', which specifies acceptable industrial uses within this area.
- Policy IND 15 'Home Farm and Cladach, Brodick' which allows for the expansion and relocation of existing businesses and the creation of new opportunities for business/craft type development.

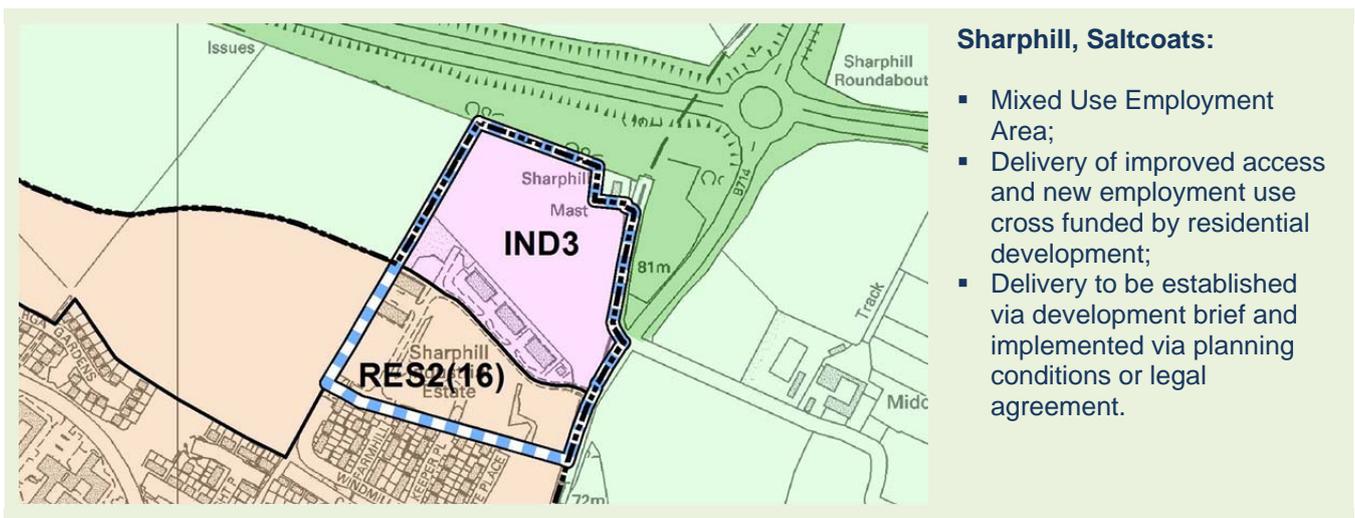


Fig. 7: Example of a Mixed Use Employment Allocation

Table 3 – Acceptable Uses for sites within the Employment Land Supply

SITE	SIZE (Ha)	PRIMARY FUNCTION	ACCEPTABLE USES
IRVINE			
i3 Irvine Innovation & Industry Park	81.3	Strategic Business Location - Single user or major multiple investment opportunity site	IND 1 Single user or major multiple investment.
i3 Irvine Innovation & Industry Park	109.3	Strategic Business Location - High Amenity Business Park	IND 1, 4, and including Use Classes 4, 5 and 6.
Tournament Park	12.6	Offices within Mixed Use Employment Area	IND1, 4, 5 and including Use Classes 4 and 6.
Caledonian Paper	61	General Industry	IND3
Caledonian Paper Expansion	9.5	General Industry expansion land	IND6
Glaxo SmithKline	39.2	General Industry	IND3
Glaxo SmithKline Expansion	27	General Industry expansion land	IND6
Drybridge Park	16.4	General Industry	IND3
Academy Road	0.41	Office	IND4
South Newmoor	24.7	Strategic Business Location - General Industry	IND1, 3
North Newmoor Mixed Use Employment Area	5.3	General Industry/Offices within Mixed Use Employment Area	IND3, 4, 5
North Newmoor	10.9	General Industry	IND3
Irvine Industrial Estate	48.5	Strategic Business Location – General Industry	IND1, 3
Ayr Road	1.8	Motor Vehicle Showroom	IND9
Church Street	4.6	Mixed Use Employment Area	IND4, 5
Montgomery Place	1.1	General Industry	IND3
Greenwood	5.1	General Industry	IND3
Greenwood	2.5	Motor Vehicle Showroom	IND9
Thornhouse Avenue	1.4	General Industry	IND3
Annickbank	2.5	Office	IND4
Oldhall West	13.2	General Industry	IND12
Moor End/Shewalton	4.8	General Industry	IND12
Irvine Station	4.3	General Industry	IND3
Quarry Road	1.5	General Industry	IND3
KILWINNING			
Nethermains	18.2	General Industry	IND3, 5
Ashgrove	0.4	General Industry	IND3
Kilwinning Station	4.2	General Industry	IND3
West Byrehill	28.1	General Industry/Offices within Mixed Use Employment Area	IND3, 4, 5
Longford Avenue	0.7	General Industry	IND3
ARDROSSAN			
Dalry Road	1.3	General Industry	IND3
Hill Street	1.6	General Industry	IND3
Harbour Street	17	General Industry/Port	IND3, RES9
STEVENSTON			
Ardeer	140	Strategic Business Location - Energetics Cluster	IND1, 3
Ardeer	236.5	General Industry	IND 3, 12
Lundholm Road	9.5	Mixed Use Employment Area	IND3, 4, 5
Portland Place	9.2	General Industry	IND3

SALTCOATS			
Sharphill	4.3	Mixed Use Employment Area	IND3, 5
Rennie Place	1.5	General Industry	IND3
Kyleshill	0.9	Office	IND4
KILBIRNIE			
Paddockholm North	6.4	General Industry	IND3
Paddockholm South	4	General Industry	IND3
GLENGARNOCK			
Lochshore	41.1	Strategic Business Location - General Industry	IND1, 3
BEITH			
Willowyard	14.4	General Industry	IND3
Mains Road	8.1	General Industry	IND12
Defence Munitions	423.9	Existing Operation in Countryside	IND10
Willowyard	82.4	Existing Operation in Countryside	IND10
Balgray	70.4	Existing Operation in Countryside	IND10
DALRY			
DSM	36.8	Single Industrial User	IND3
DSM	19	Expansion Land	IND6
Bridgend	2	General Industry	IND3
Drakemyre/Ryeside	1.1	General Industry	IND3
HUNTERSTON			
Hunterston Peninsula	641.9	Strategic Business Location - National Development	IND1, 2
Hunterston Power	72	Existing Operation in Countryside	IND10
LARGS			
Alexander Avenue	0.6	General Industry	IND3
FAIRLIE			
Main Road	0.7	General Industry	IND3
Water's Edge	7.7	Marine Based Activities	IND11
MILLPORT			
Boatyard	0.5	Marine Based Activities	IND11
Woodlands Street	0.4	General Industry	IND3
ARRAN			
Market Road	6.9	General Industry	IND14
Cladach	3.4	Existing Operation in Countryside	IND15
Home Farm	1.9	Existing Operation in Countryside	IND15

Strategic Business Locations

- 6.9. The LDP Map identifies a range of 'strategic business locations' such as mixed developments, business parks, science parks, medium and large industrial sites and high amenity business locations in the interest of safeguarding and promoting economic development.

POLICY IND 1: STRATEGIC BUSINESS LOCATIONS

The LDP identifies the following as Strategic Business Locations:

- i3 Irvine Innovation & Industry Park Strategic Investment Site – for a large single user or major multiple investment opportunities
- i3 Irvine Innovation & Industry Park, Irvine – for a high amenity business park
- Hunterston National Development – for nationally important development as identified in Policy IND 2
- Ardeer Energetics Cluster – for Energetics Use
- South Newmoor, Irvine – Large Site for Industrial Use
- Irvine Industrial Estate – Large Site for Industrial Use
- Tournament Park, Irvine – for Offices or Industrial Use
- Lochshore – Large Site for Industrial Use

These sites will be protected from inappropriate uses and development which would compromise their quality, accessibility or marketability as business locations.

Hunterston

- 6.10. Hunterston is identified as a National Development within National Planning Framework 2. The local development plan policies require to be consistent with this national planning framework, but it is known that it is to be replaced by National Planning Framework 3 in 2014. Particularly with respect to energy related development, where there are likely to be significant changes to the current framework, it is important that the local development plan remains consistent with the national planning framework in force at the time, and that any new proposal should be properly assessed against the relevant provisions of both the local development plan and the national planning framework current at the time.
- 6.11. Hunterston has also been identified by the National Renewables Infrastructure Plan (NRIP) as a key strategic location with particular capacity for integrated manufacturing. It is the preferred location for the establishment of a Test Centre of national significance for off-shore wind turbines. The location has development opportunities as a fabrication and supply base for the marine renewables industry.
- 6.12. Significant grid connections are currently proposed to reinforce and provide additional capacity on the UK transmission system and to support the development of renewable energy. Two new grid links are under active consideration. One is a major high voltage direct current (HVDC) sub sea link between South West Scotland and Deeside in North Wales and the other is a sub sea connection from Kintyre. The

HVDC grid connection will require a new converter facility and substation in close proximity to existing apparatus at Hunterston. Both potentially will landfall at Ardnail Bay with a connecting buried cable to a new sub-station at Hunterston.

- 6.13. The LDP policy will secure integrated development proposals for a complex mix of uses, existing and proposed. There is also a need to ensure that the environmental sensitivities of this coastal location are considered, and any measures necessary to minimise, mitigate or compensate for adverse effects on the environment or communities are provided. The precautionary principle may be adopted as set out in the General Policy.

POLICY IND 2: HUNTERSTON NATIONAL DEVELOPMENT

Development of the type set out below, on land identified on the LDP Proposals Map, as established by the National Planning Framework, OFGEM, N-RIP and as identified by Scottish Enterprise shall accord with the LDP subject to the specific requirements identified.

- Maritime container transshipment hub;
- Maritime construction and decommissioning yard;
- Downstream industrial development relative to the above uses;
- Energy related development consistent with the national planning framework;
- New grid connections to support sub-sea electricity transmission;
- Associated environmental works;
- Integrated manufacture of marine renewables development; and
- Wind turbine test centre of national significance.

All Development proposals shall:

- Demonstrate how they fit with existing and other proposed uses in order to:
 - (a) safeguard the wider potential for development within the designated industrial site; and
 - (b) not foreclose the possibility of providing deep water access from other parts of the site by ensuring that appropriate access to deep water facilities is maintained via an appropriate standard of road;
- Fully take into account the environmental sensitivities of this coastal location by providing any measures considered necessary in order to minimise, mitigate or compensate for any adverse effects on the environment or local communities; and provide for the restoration and after use of the site where appropriate;
- Be constructed and operated to take into account the environmental sensitivities of the Portencross Woods and Southannan Sands Site of Special Scientific Interest, and where any development has a significant effect on the interests of the Site of Special Scientific Interest, it shall have regard to the provisions of Policy ENV 9;
- Be the subject of an environmental assessment under the Environmental Impact Assessment Regulations where development proposals are expected to have significant environmental impact; such development proposals shall be assessed as to their cumulative impact with other existing or committed development proposals for the site.
- Be subject to the necessary consultation as required by the Health and Safety Executive for development within the safeguarded area around the nuclear power station;
- Be subject to an integrated transport study; and
- Require that operators meet off site infrastructure provision where proposals involve

significant impact.

- Be the subject of a flood risk assessment where necessary.

Maritime Container Transshipment Hub

Development of a maritime container transshipment hub shall be limited in terms of the proportion of associated freight movements generated by the facility to a maximum level of 15.5% by road and 31.6% by rail, subject to demonstration through Transport Assessment that the impacts of this can be accommodated.

Maritime Construction and Decommissioning Yard

Decommissioning shall be restricted to oil rigs, platforms and similar structures which have served the national oil and gas industry and offshore renewables industry. Storage of oil rigs, platforms and similar structures shall be restricted to those which are actively being decommissioned only.

Energy Related Development

Energy related development shall be restricted to that related to the above uses, and/or that which is consistent with the national planning framework.

Warehousing, Open Storage and Transshipment or Other Large Scale Trading

Development for warehousing, open storage and transshipment or other large scale trading shall be restricted to the area north of the access road to the marine construction yard other than for N-RIP development which will be acceptable south of the access road to the marine construction yard.

Downstream Industrial Development

Development for downstream industrial processes shall be sited in close proximity to the principal use.

Grid Connections

Development associated with the HVDC grid connection and electricity converter station and sub station shall be located in close proximity to existing apparatus and be of a suitable scale and character appropriate to the locality where the landscape setting helps ensure suitable screening.

Development including Small or Phased Development

Development including small or phased development shall require to clearly demonstrate that it is a forerunner of a large scale industrial development on the site.

National Renewables Infrastructure Plan (N-RIP)

N-RIP development shall require to clearly demonstrate that it has quayside access and connection to sufficient large areas of industrial land for integrated manufacturing purposes.

Wind Turbine Test Centre of National Significance

Development for a test centre of national significance for off-shore wind turbines shall require to clearly demonstrate that it has a quayside location and internal access to import/export the prototype turbines by sea; is complementary to the development of Hunterston as an integrated manufacturing site for renewables; can demonstrate electricity infrastructure to enable electricity to be fed into the national grid; and be initially time limited (5 years maximum).

Radioactive Waste Storage

Development for the storage of intermediate level radioactive waste will be restricted to storage of material accumulated through Hunterston A and Hunterston B Stations only.

- 6.14. The site boundary extends southwards to the existing pylons as illustrated on the LDP Proposals Map.
- 6.15. In taking into account the sensitivities of the Southannan Sands Site of Special Scientific Interest referred to in the development requirements, and in the context of Policy ENV 9, the primary aim shall be to mitigate the effect of development to avoid compromising the objectives of designation and the overall integrity of the Site of Special Scientific Interest. However, if this cannot be avoided and the need for the development is in the circumstances considered to outweigh the adverse effect on the Site of Special Scientific Interest, then appropriate measures to offset this adverse effect or provide compensation will be required.
- 6.16. The integrated transport studies referred to in the development requirements shall assess the generation of traffic from the proposed development on the A78 (including heavy goods vehicle traffic), taking into account any known cumulative traffic generation with other proposed developments. Any required improvements to the trunk road as a result of this shall also be assessed. In addition, transport of freight to and from the proposed development by rail shall be assessed wherever this is practical and feasible, in order to reduce the amount of heavy goods vehicle movements on the A78. Any necessary improvements to the rail network to accommodate this shall also be assessed in this context. The integrated transport studies shall be prepared in consultation with North Ayrshire Council and Transport Scotland.

Industrial Estates

- 6.17. A good range of marketable industrial land is required to sustain industrial development within the area. Sites identified by Policy IND 3 offer opportunities to meet the need for a wide range of general business, industrial and warehousing uses.

POLICY IND 3: INDUSTRIAL ESTATES

Proposals for business; industrial; and storage and distribution uses within Use Classes 4, 5 and 6, including small groups of workshop units of 150m² or less, on the sites listed in Table 3, and identified on the LDP Maps, shall accord with the LDP.

Business Use

- 6.18. There is a recognised shortfall in the availability of quality office accommodation in North Ayrshire. The requirements of this sector of the market are varied and seek a flexible response in terms of location, size and adaptability. The locations identified provide for a range of conversion, new build and speculative development opportunities. These uses are also acceptable within Town Centres and small-scale uses may be supported in the countryside. See Policies TC 1 and ENV 1 for further details.

POLICY IND 4: BUSINESS USES

Proposals for Class 4 Business Uses, on the sites listed in Table 3, and identified on the LDP Map, shall accord with the LDP.

Mixed Use Employment Areas

- 6.19. The Council's Employment Land Review recommended that some of the larger employment sites in the previous Plan are not required in their entirety, but retain merits as employment locations. On these sites, the introduction of a mix of uses is acceptable where this facilitates new employment provision or improvements to existing employment space.

POLICY IND 5: MIXED USE EMPLOYMENT AREAS

Proposals for development within sites allocated as Mixed Use Employment Areas must demonstrate an element of retained employment use, the nature of which will be negotiated on a site by site basis with reference to a business plan. This will be further developed through Development Briefs to be produced in consultation with the landowner/lead developer which may include, or be a precursor to, the preparation of a masterplan. Proposals are likely to be secured via a legal agreement.

In order to comply with this policy, proposals for development must also comply with other relevant policies in the local development plan related to the particular use or development proposed.

Employment use should be located within the Mixed Use Employment Area allocation, unless it can be demonstrated that equal or enhanced benefit can be delivered on other land within the applicant's control.

Industrial Reserve Sites

- 6.20. Glaxo Smithkline; DSM Nutritional Products (UK) and Caledonian Paper are all significant providers of employment. Appropriate expansion of these activities would benefit the local economy and land adjacent to the plants is safeguarded for future development. Any new development should be restricted to an extension of these operations.

POLICY IND 6: INDUSTRIAL RESERVE SITES

- (a) Proposals for expansion of the operations at Glaxo SmithKline in Irvine, DSM Nutritional Products in Dalry and Caledonian Paper in Irvine or of the operations of future occupiers of these sites on to areas safeguarded for such expansion as defined by the LDP Maps shall accord with the LDP.
- (b) Development on these Industrial Reserve Sites not associated with existing or future operations at the sites currently occupied by Glaxo SmithKline in Irvine, DSM Nutritional Products in Dalry, and Caledonian Paper in Irvine shall not accord with the LDP.

Trade Counters/Factory Shop Outlets

- 6.21. New retail development is directed towards town centres and existing retail parks. Retail activities associated with industrial units should not develop into out of centre shops competing for trade and endangering the viability of shopping centres. Policy IND7 will be used to determine the acceptability of any retail activity associated with an existing industrial activity.

POLICY IND 7: FACTORY SHOPS

Development or change of use to form individual factory shops physically linked to manufacturing facilities shall accord with the LDP provided that it can be demonstrated that:

- (a) the retail use is clearly ancillary to the manufacturing operation;
- (b) goods sold are manufactured on the premises;
- (c) the scale of the outlet will not affect the vitality or viability of existing town centres and complies with Policy TC4; and
- (d) the proposal is satisfactory in terms of parking, access and traffic generation.

Factory shops, which do not satisfy these conditions, will be determined against normal retail criteria set out in the Town Centres and Retailing Chapter.

Ancillary Facilities

- 6.22. Modern business and industry requires access to suitable conference and meeting facilities as well as catering facilities for the workforce and clients. Some of the larger employment allocations in North Ayrshire suffer from a lack of critical mass and remoteness from such facilities. These locations would benefit from the introduction of ancillary facilities.

POLICY IND 8: ANCILLARY FACILITIES

Proposals for ancillary leisure or retail facilities within industrial areas shall accord with the LDP provided it can be demonstrated that they:

- (a) are of a nature and scale designed solely to support existing business and industry in the immediate area; **AND**
- (b) are accessible from within the industrial area on foot and by cycle; **AND**
- (c) do not attract significant vehicular traffic from outwith the immediate area; **AND**
- (d) comply with the terms of Policy TC5 where there is a retail element to the proposals.

Motor Vehicle Showrooms

- 6.23. While not identified as an industrial use, Motor Vehicle Showrooms are generally more appropriately located in or near industrial areas, with good access, and frontage on to main arterial routes. Restrictions on the change of use to retailing are required to avoid inappropriate future development.

POLICY IND 9: MOTOR VEHICLE SHOWROOMS

Proposals for motor vehicle showrooms at Irvine: Ayr Road, and Greenwood; and at Kilwinning: Bridgend, as indicated on the LDP Map, shall accord with the LDP. Any approval will be subject to a Section 75 Agreement, which will exclude future change of use of the building to Class 1 Shops.

Existing Operations in the Countryside

- 6.24. There are a number of existing operations, which for safety and operational reasons have been developed in the Countryside. Continued existing use of these large scale operations is supported, but proposals for change of use or for further development outwith the existing boundaries shall not accord with the LDP. Any such development will be measured against the criteria set out in Policy ENV1 and ENV3 (if appropriate).

POLICY IND 10: EXISTING OPERATIONS IN THE COUNTRYSIDE

Proposals for change of use within the existing sites or for development outwith the existing boundaries of the large scale operations (as defined on the LDP Maps) shall not accord with the LDP.

Marine Based Activity

- 6.25. The coastal location of North Ayrshire means that there are sites which are unique in having direct access to navigable water but are sensitive in their proximity to residential properties. These sites are suitable for small-scale light industrial and business type activities requiring a coastal frontage, and which will not be prejudicial to the sensitivity of the coast or residential amenity.

POLICY IND 11: MARINE BASED ACTIVITY

Proposals for Marine Based Activities, falling within Class 4, on the sites listed in Table 3, and identified on the Proposals Map, shall accord with the LDP.

Quasi-Industrial Uses and Yards

- 6.26. The LDP makes specific provision for quasi-industrial uses and yards. These types of operations can be disruptive to other operators if located within general industrial estates and can act as a disincentive to investment. By their nature, they often have a different visual impact and/or can be a potential source of pollution. The assimilation of these operations, which provide job opportunities and support the local economy, into existing urban areas is often difficult. Sites for quasi-industrial uses and yards have been identified where these activities can be located and developed to minimise

any adverse effects. While it is expected that any Class 5 use would locate on a site allocated by IND3 this type of use would not be prohibited by IND 12.

POLICY IND 12: QUASI-INDUSTRIAL USES & YARDS

Proposals for quasi-industrial uses and yards on the sites listed in Table 3, and identified on the LDP Map, shall accord with the LDP. Proposals shall be compatible in scale to existing uses at the locations identified. Proposals shall demonstrate that appropriate screening and measures to limit pollution of air, soil and water are incorporated in the development. Class 5 uses would be acceptable in principle on these sites.

Business Development on Arran and Cumbrae

6.27. To diversify and widen the economic base of local communities, Class 4 uses will be permitted within settlements at suitable locations. Business and industrial development of a scale which cannot be accommodated within the settlement boundaries will require to be justified.

POLICY IND 13: BUSINESS DEVELOPMENT ON ARRAN AND CUMBRAE

Proposals for development in the settlements for new or extended business falling within Class 4 Business use shall accord with the LDP subject to being of a scale and character which is not detrimental to the amenity of the locality.

Market Road, Brodick

6.28. Market Road is located adjacent to Brodick Pier and is a prominent site on the main sea approach to the Isle of Arran and has become the main industrial location on the island. The area has developed over many years and there is a history of incremental development. A masterplan for Market Road has been prepared and adopted by the Council. This sets out a forward planning framework to define opportunities to maximise new investment for the area.

POLICY IND 14: MARKET ROAD, BRODICK

Proposals for Business, General Industrial and Storage or Distribution uses at Market Road, Brodick shall accord with the LDP with the areas identified on the LDP Map allocated as follows:

- (a) the area allocated as IND 14 (a) on the LDP map shall be reserved for business and industrial development within Classes 4 and 5 where buildings should be of a good design with no external storage.
- (b) the area allocated as IND 14 (b) on the LDP map shall be reserved for Classes 4 and 5. Uses within Class 6 shall only accord with the LDP where the storage and any yard is located towards the landward side of the site and is visually screened to a satisfactory standard.
- (c) the area allocated as IND 14 (c) on the LDP map shall be reserved for Classes 4 and 5 and Class 6 where storage uses are within buildings or are ancillary to an existing or proposed use in Class 4 or 5 and are visually screened to a satisfactory standard.

Applications should be accompanied by remediation information with regard to contamination.

Home Farm and Cladach, Brodick

- 6.29. The need to augment Arran's industrial land supply for business/craft type development is recognised. There are opportunities to rationalise and comprehensively develop the existing sites at Home Farm and Cladach, Brodick for new rural business/craft development.

POLICY IND 15: HOME FARM AND CLADACH, BRODICK

The comprehensive development of new opportunities for food manufacturing and product development processes inclusive of a range of associated tourism and leisure facilities will be supported. Expansion of existing businesses and the creation of new opportunities for appropriate rural business/craft development will also be supported at Home Farm and Cladach, as identified on the LDP map. Proposals for Cladach must respect the historic and environmental sensitivities of the area.

Tourism

7

7. TOURISM

- 7.1. Tourism is an important element of the Scottish and North Ayrshire economies. Parts of North Ayrshire are widely recognised as tourist destinations.
- 7.2. The day visitor market is significant (to destinations such as Irvine Harbourside, Vikingar, Ardrossan/Saltcoats Promenades, the Clyde Muirshiel Regional Park, Largs/Millport and Fairlie Quay), while for longer stay visitors, Arran is the primary tourist destination.
- 7.3. Harbourside, Irvine and Ardrossan Harbour are unique in nature, both focusing on development at the waterside location they enjoy. Opportunities for development exist at these locations and the development of tourism facilities is encouraged.
- 7.4. Proposals for tourism development in the countryside could conflict with the protection of the natural environment. Policy will ensure that where developments have a specific need to be located in the countryside the effects on the natural environment are minimised. In justifying a specific need, proximity to a settlement or site ownership will not be considered satisfactory reasons.
- 7.5. A number of tourist facilities already exist in the countryside. For example Eglinton Park, Kilwinning, Clyde Muirshiel Regional Park and Kelburn Estate all offer facilities for tourists and day visitors. Proposals to expand facilities in such locations which would complement or diversify existing facilities would be welcomed.
- 7.6. Outdoor leisure pursuits taking advantage of the area's outstanding coastline and countryside environment, such as walking, cycling, water based activities and golf have scope for growth. There are also opportunities for new interpretation facilities related to the area's heritage and natural resources.



Fig. 8: Dundonald Links Golf Course, Irvine

7.7. The LDP:

- Supports provision for tourism accommodation and facilities within settlement boundaries;
- Supports provision for tourism accommodation and facilities within the countryside where a site specific locational need can be demonstrated. Restrictions to retain tourism use are likely to be required where this has formed the justification for development within the countryside;
- Encourages the development of facilities which relate to sailing, walking and cycling;
- Supports proposals which capitalise on the potential of golf related tourism;
- Supports proposals which improve the range of conference and business tourism facilities; and
- Aims to protect, enhance and promote the natural and historic heritage of North Ayrshire.

POLICIES

7.8. Policies for Tourism provide further detail on the above including:

- Policy TOU1 'Tourist Accommodation and Facilities' which supports proposals within settlements subject to the compatibility of the location and the proposals' scale and design and sets out criteria which proposals for development in the Countryside must meet including economic benefit and site specific locational need; and
- Policy TOU2 'Camping and Touring Caravan Sites' which supports proposals subject to the compatibility of the location and the proposals' scale and design;
- Policy TOU3 'Specific Tourism Proposals' which supports proposals for:
 - a) Golf Course and Hotel within Irvine Beach Park;
 - b) Expansion of the marina at Ardrossan, with associated uses within the harbour masterplan;
 - c) Expansion of Auchrannie, Brodick subject to an agreed masterplan;
 - d) Consolidation and further development of facilities within the Largs Yacht Haven;
 - e) Accommodation, facilities and craft workshops at Cladach, Brodick;
 - f) Hotel development in association with timeshare and/or residential development at Whitehouse, Lamlash; and,
 - g) Extension of Lochranza Youth Hostel, with associated enabling residential development.



Auchrannie Spa Resort, Arran:

LDP allocates land for expansion of established, successful tourism use subject to an agreed masterplan.

Fig. 9: Auchrannie, Arran

- 7.9. A need to improve the quality of tourist accommodation available has been identified by Visit Scotland. A range of accommodation requires to be provided in accessible locations, for example guesthouses, bed and breakfasts, hotels and managed units. Tourism is recognised as an industry with scope for growth in North Ayrshire - Policy STRAT 4 in the Plan sets out the Council's support for tourism development which would result in a perception change for the area and attract new people.

Tourist Accommodation and Facilities

- 7.10. Provision is made for tourist accommodation in isolation and as part of larger tourism projects. In considering applications for tourist accommodation, regard will be given to the compatibility of the proposal with the underlying and surrounding land use. Tourism facilities such as visitor attractions, business conference facilities and tourist accommodation may, depending on the details of the proposal, be suitable within town centres and other accessible areas within settlements.

POLICY TOU 1: TOURIST ACCOMMODATION AND FACILITIES

Proposals to create or extend tourist facilities, hotels, boarding houses, bed and breakfast facilities and guesthouses, within Class 7, and managed units (see glossary) shall generally accord with the LDP where the proposed site is within a settlement boundary. Proposals for such development in the Countryside shall accord with the LDP provided:

- (a) the development is an existing building suitable for conversion; **OR**
- (b) development can demonstrate a site specific locational need; **AND**
- (c) there is a social and/or economic benefit to the area; **AND**
- (d) it is of a scale and character which is not detrimental to the amenity and landscape of the area.

Where the proposal is for an individual tourism accommodation unit and the unit is not clearly allied to a tourist facility, the proposal is unlikely to be supported.

The proposal must be compatible with the underlying land use and appropriate in design and scale to surrounding uses.

Restrictions to retain tourism use are likely to be required where this has formed the justification for development in the countryside - this may be secured via legal agreement if appropriate. Proposals for staff accommodation will only be acceptable where an operational need for staff to be located on site has been demonstrated (and is not merely for convenience) and this will be secured via legal agreement (see Policy ENV 2 for further details).

- 7.11. This policy does not extend to Hostels, which may be contrary to the LDP and will be tested on their merits.

Camping and Touring Caravan Sites

- 7.12. Proposals to develop camping and touring caravan sites would be welcomed, either as an extension of an existing tourist facility, as part of a larger tourism proposal or where a suitable site could be identified.

POLICY TOU 2: CAMPING AND TOURING CARAVAN SITES

Proposals to create, or extend camping and touring caravan sites shall accord with the LDP subject to:

- (a) assessment of site suitability; **AND**
- (b) provided the development can demonstrate a site specific locational need; **AND**
- (c) is of a scale and character which is not detrimental to the amenity of the locality; **AND**
- (d) results in no net loss of protected open space.

Specific Tourism Proposals

7.13. The Plan establishes the principle for certain specific tourism projects.

POLICY TOU 3: SPECIFIC TOURISM PROPOSALS

Proposals for the following development, within their respective allocation boundaries as defined on the LDP Maps, shall accord with the LDP:

- (a) Golf Course and Hotel at Irvine Beach Park;
- (b) Expansion of the marina at Ardrrossan, with associated uses within the harbour masterplan;
- (c) Expansion of Auchrannie, Brodick subject to an agreed masterplan;
- (d) Consolidation and further development of facilities within the Largs Yacht Haven;
- (e) Accommodation, facilities and craft workshops at Cladach, Brodick
- (f) Hotel development in association with timeshare and/or residential development at Whitehouse, Lamlash; and,
- (g) Extension of Lochranza Youth Hostel, with associated enabling residential development (up to a maximum of three dwellings) subject to submission of a satisfactory business plan justifying the need for the investment and detailing how funds will be cross subsidised to deliver the extension.

88

Historic Environment

8. HISTORIC ENVIRONMENT

- 8.1. The protection and enhancement of built heritage is important as it enhances local distinctiveness, forges connections between people and places and promotes a positive perception of the area. It can contribute to the regeneration of communities by providing attractive living and working conditions and helping to generate new investment opportunities. The LDP supports public realm improvements and new development respecting the setting, character and appearance of the historic environment.
- 8.2. There are many examples of historic buildings across North Ayrshire, some of which are in need of repair. The Council will work with stakeholders to ensure that the character of the historic environment is retained and that any new development is sensitive in terms of its use, scale and design.
- 8.3. Irvine Town Centre, West Kilbride, Dalry and Kilbirnie Conservation Areas are key regeneration priorities for the Council. A programme of regeneration plans will be prepared to identify opportunities for enhancement within these designated areas and to also support bids for grant funding.
- 8.4. Article 4 directions are in place for Skelmorlie, West Kilbride, Dreghorn, Lamlash and Corrie and High Corrie Conservation Areas. The Council intends to review existing Article 4 Directions and consider potential application of Article 4 Directions in other conservation areas.
- 8.5. North Ayrshire's historic environment includes the following statutory designations:
- 13 Conservation Areas;
 - Over 800 Listed Buildings;
 - Around 100 Scheduled Ancient Monuments;
 - Over 800 Archaeological Sites and Monuments;
 - 5 Historic Gardens and Designed Landscapes; and
 - 23 Local Landscapes of Historic Interest.



Beith Outstanding Conservation Area:

- Improved through a comprehensive Townscape Heritage Initiative;
- Awarded a number of awards including the British Urban Regeneration Association best practice in Regeneration Award.
- Contains 48 Listed buildings;
- Townscape provides a sense of history and place.

Fig. 10: Beith Townscape Heritage Initiative

8.6. The LDP aims to:

- Protect, conserve and enhance Conservation Areas in towns and villages;
- Encourage buildings of special architectural or historic interest to be maintained in good repair and protect them from insensitive development;
- Conserve important historic designed landscapes and their settings;
- Conserve the setting of scheduled ancient monuments and other sites of archaeological significance; and
- Enhance the quality of the historic environment through design.

POLICIES

- Policy HE 1 ‘Conservation Areas’ aims to ensure that development likely to adversely affect the architectural and historical character and setting of a Conservation Area is not permitted. It also has a presumption against demolition within Conservation Areas;
- Policy HE 2 ‘Listed Buildings’ which sets the framework for the assessment of proposals to alter, extend or demolish a Listed Building;
- Policy HE 3 ‘Listed Building Restoration’ supports limited new build enabling development to facilitate the restoration or refurbishment of an exceptional listed building subject to satisfying criteria;
- Policy HE 4 ‘Scheduled Ancient Monuments and Archaeological Sites’ which seeks to protect the setting of Scheduled Ancient Monuments and safeguard archaeological sites from inappropriate development;
- Policy HE 5 ‘Historic Landscapes’ which seeks to protect areas included in the Inventory of Historic Gardens and Designed Landscapes in Scotland from adverse development.



Fig. 11: Portencross Castle Scheduled Ancient Monument

Conservation Areas

- 8.7. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is considered to be important to preserve and enhance. There are 13 such areas across North Ayrshire and these are identified on the LDP Maps.
- 8.8. Proposals for development within, or adjacent to, a conservation area should take account of relevant design guidance.

POLICY HE 1: CONSERVATION AREAS

(a) Development within Conservation Areas:

Proposals for development which would adversely affect the visual amenity or historical/architectural character of a conservation area, including its setting, buildings, open space or trees, shall not accord with the LDP.

(b) Development adjacent to Conservation Areas:

Proposal for development adjacent to a conservation area which has a significant adverse effect on its architectural and historical character and wider setting shall not accord with the LDP.

(c) Demolition within Conservation Areas:

Demolition of a building in a conservation area shall not accord with the LDP unless it can be justified against the following criteria:

- (i) an assessment of the importance of the building and its contribution to the local scene concludes there is little or no value in retention; **OR**
- (ii) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period; **OR**
- (iii) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; **AND**
- (iv) there is an acceptable comprehensive redevelopment proposal.

Note:

Applicants must prove that retention, restoration, and sympathetic conversion to some other compatible use is not possible before proposals to demolish are accepted.

The Council encourages pre-application discussions regarding demolition and redevelopment. Detailed plans for an acceptable replacement building should accompany applications for conservation area consent.

Listed Buildings

- 8.9. Listed buildings are buildings of special architectural or historic interest which are listed by Historic Scotland. There are over 800 such buildings within North Ayrshire.

- 8.10. The Council recognises the importance of preserving such buildings and their surroundings. When considering applications for the demolition of a listed building, the Council will assess the importance of the building to the area, particularly in conservation areas, and the overall condition of the building.
- 8.11. Supporting Information Paper 6 provides a schedule of listed buildings in North Ayrshire

POLICY HE 2: LISTED BUILDINGS

(a) Development, alteration or extension to a listed building

Proposals for a development of a listed building or its setting, which would have an adverse impact on a listed building or its setting or on any features of special architectural or historic interest which it possesses shall not accord with the LDP.

Proposals for alterations or extensions to a listed building should complement the existing architecture and building materials of the listed building. A Design Statement may be required.

In dealing with applications for alterations and extensions to listed buildings, the Council will encourage the restoration of the original architectural integrity of the building, where some of that integrity has been lost over the years.

(b) Demolition of a listed building

Proposals for the demolition of a listed building shall not accord with the LDP unless they can be clearly justified against the following criteria:

- (i) an assessment of the importance of the building and its contribution to the local scene concludes there is little or no value in retention; **OR**
- (ii) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period; **OR**
- (iii) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; **AND**
- (iv) there is an acceptable comprehensive redevelopment proposal.

Note:

Developers must prove that retention, restoration and sympathetic conversion to some other compatible use is not possible before proposals to demolish are accepted.

Potential applicants are encouraged to have pre-application discussions with the Council. Where proposals involve the significant alteration to or demolition of a significant listed building, the Council may consult Historic Scotland.

Listed Buildings - Enabling Development

- 8.12. A number of listed properties are at risk from neglect and decay. Their conversion to alternative sympathetic uses is supported by the Council.
- 8.13. Successful rescue and reuse of such properties can be facilitated through the introduction of appropriate enabling development, the funds from which can be used

to conserve the property to which the enabling development relates. In suitable circumstances, where the listed building is exceptional, a limited enabling development of new housing may be considered appropriate. Policy HE 3 provides a basis to assess proposals seeking to restore an exceptional listed building through enabling development.

POLICY HE 3: LISTED BUILDING RESTORATION

To facilitate the restoration of an exceptional listed building, limited new build enabling development shall accord with the LDP subject to the following criteria:

- (a) the submission of a detailed business plan for the overall development showing how funds raised from the sale of the enabling development are to be channelled into the conservation of the building to which the development relates to secure its ongoing use;
- (b) the proposed restoration has the support of Historic Scotland;
- (c) the new build element does not result in the division and fragmentation of the building from its grounds in terms of management of the area;
- (d) the developer can demonstrate that sufficient financial assistance is not available from any other source;
- (e) the extent of any new build is restricted to the minimum necessary to facilitate the restoration and reuse of the listed building;
- (f) the enabling development is located and designed to have minimum impact on the listed building; and
- (g) the design of the enabling development reflects and complements the style and design of the listed building.

Any permitted enabling development will be subject to an appropriate Section 75 Agreement regarding the phasing of construction and other design and layout matters.

Scheduled Ancient Monuments and Archaeological Sites

- 8.14. Scheduled Ancient Monuments are of national importance - there are 27 sites in North Ayrshire. Historic Scotland is the responsible authority in relation to matters affecting scheduled ancient monuments.
- 8.15. There are sites which, while not fulfilling the criteria for national importance, are of regional or local importance. The Council recognises the importance of protecting these sites and shall work with the West of Scotland Archaeology Service to help safeguard them from inappropriate development.
- 8.16. A list of Scheduled Ancient Monuments and archaeological sites is provided in Supporting Information Paper 6.

POLICY HE 4: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

(a) Scheduled Ancient Monuments

Proposals for development, which would adversely affect the site or setting of a scheduled Ancient Monument, shall not accord with the LDP.

(b) Archaeological Sites

Proposals for development which may have an unacceptable impact on sites of archaeological significance, including industrial archaeological locations, shall not accord with the LDP.

Where it is demonstrated that the primary aim of preservation cannot be achieved, excavation and recording of the site shall be undertaken.

Development should not proceed until suitable excavation and recording has taken place.

Historic Landscapes

- 8.17. Gardens and designed landscapes and their associated settings are important features which should be conserved and enhanced. Eglinton Castle, Kelburn Castle, Brodick Castle, Annick Lodge and Blair Estate are included in the Inventory of Gardens and Designed Landscapes in Scotland. Policy HE 5 seeks to protect these areas from inappropriate development.
- 8.18. The Garden History Society also identifies other areas of landscape of local historic importance.
- 8.19. See Supporting Information Paper 6 for the schedule of local landscapes of historic interest and Historic Gardens and Designed Landscapes within North Ayrshire.

POLICY HE 5: HISTORIC LANDSCAPES

(a) Historic Gardens and Designed Landscapes

Proposals for development which would adversely affect historic gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes in Scotland shall not accord with the LDP.

(b) Local landscapes of historic interest

The Council shall take account of landscapes identified by the Garden History Society as of local historic interest and of value to the heritage of the area when assessing development proposals in these areas.

Natural Environment

9. NATURAL ENVIRONMENT

- 9.1. Providing biodiversity, leisure and recreation and employment, the natural environment comprises coastal areas, waterways, in-shore waters, trees, woodland, hedgerows and international, national and local nature conservation sites. It also includes mineral deposits and areas of high landscape value such as Clyde Muirshiel Regional Park and Arran's National Scenic Area.
- 9.2. Policy for the Natural Environment applies to all areas outwith settlement boundaries, and to areas within settlements with an environmental safeguard. The LDP balances the conservation of the environment while providing for the needs of the rural community, especially where this requires new development. Rural activities contribute to the local economy and provide vital employment in farming, forestry and quarrying as well as leisure and tourism. Proposals for development in the countryside demonstrating a site-specific locational need and a sympathetic design are supported by the Plan. They should also take account of the Council's approved Rural Design Guidance.
- 9.3. The coast is a significant asset, containing areas of special landscape and ecological importance which add to the attractiveness of North Ayrshire and provide a focus for economic activity, recreation and tourism. The area contains several marinas, supporting local employment and providing access to a wide range of sailing based activities.
- 9.4. In respect of rural housing, further studies will be undertaken to assess whether a more flexible approach can be developed in less sensitive areas on Arran and in the Garnock Valley. This will be progressed as Supplementary Guidance.
- 9.5. In terms of the natural environment, the LDP aims to:
 - Protect and enhance all areas of nature conservation value;
 - Support development in the countryside which has a specific locational need;
 - Increase recreational use of the coast and countryside;
 - Improve the perception, quality and range of recreational and tourism facilities in the area;
 - Improve public access to and within coastal, and rural areas;
 - Bring contaminated and derelict land back into effective use;
 - Sustain the viability of rural businesses and communities; and
 - Encourage and support farm diversification.
- 9.6. North Ayrshire has a number of existing Tree Preservation Orders (TPOs), a designation which protects trees likely to be threatened with loss or damage. These are listed under Supporting Information Paper 2.
- 9.7. Proposals for forestry/woodland planting and farm woodland schemes that are of an appropriate scale, composition and design will generally be supported.

Open Space

- 9.8. An audit of existing open space has been undertaken. For proposals on open space there is a presumption against such development unless proposals can satisfy the relevant criteria.

Central Scotland Green Network (CSGN)

- 9.9. National Planning Framework 2 identifies the Green Network as a National Development. The Central Scotland Green Network (CSGN) covers 19 central belt Council areas including mainland North Ayrshire. The LDP establishes the framework within which CSGN development can take place. Detailed guidance and policy on the CSGN and how it will affect development proposals will be taken forward within Supplementary Guidance.



Special Landscape Areas:

- need to safeguard natural environment;
- LDP allows development only in exceptional circumstances.

Fig. 12: Special Landscape Areas

POLICIES

- 9.10. Policies for the Natural Environment & Open Space provide further detail on the above including:
- Policy ENV 1 'New Development in the Countryside (excluding Housing)' which contains criteria against which general proposals for development in the countryside (with the exception of housing) will be determined;
 - Policy ENV 2 'Housing Development in the Countryside' which sets out the range of criteria to be met for proposals for housing in the countryside;
 - Policy ENV 3 'Conversion, Rehabilitation or Replacement of Existing Buildings in the Countryside' which provides a presumption in favour of such development, subject to specific criteria;
 - Policy ENV 4 'Farmland' which seeks to protect prime quality agricultural land from development;
 - Policy ENV 5 'Farm Diversification' which supports appropriate farm diversification as a means of ensuring continued viability of farms and sustaining rural employment;
 - Policy ENV 6 'Economic Development or Diversification in Rural Areas' which sets out criteria against which proposals for economic development and diversification within rural areas will be assessed;
 - Policy ENV 7 'Special Landscape Areas' which aims to protect the intrinsic landscape quality of the area's Special Landscape Areas as defined on the LDP Map including Clyde Muirshiel Regional Park and the National Scenic Area in North and Central Arran;
 - Policy ENV 8 'Coastal Zone' which supports development within the developed coast and provides a presumption against development on the undeveloped and isolated coast unless criteria are met;
 - Policy ENV 9 'Nature Conservation' which sets out criteria against which proposals likely to affect international, national and/or local designations will be determined;

- Policy ENV 10 'Mineral Extraction' which sets the framework for determination of proposals for mineral extraction;
- Policy ENV 11 'Aquaculture' which sets out criteria against which proposals for fish farms will be assessed; and
- Policy ENV 12 'Development of Open Space' which protects areas that are valuable and ensures new development provides quality open space. Allotments will be considered as open space.



Fig. 13: Irvine Harbourside

9.11. The rural area of North Ayrshire comprises settlements of less than 3,000 population and areas defined as 'Countryside' on the LDP Maps.

New Development in the Countryside (excluding housing)

9.12. Rural areas make a valuable contribution to the economy, providing opportunities not just for agriculture but also for tourism, recreation, forestry and in certain cases housing. The Council encourages appropriate development in the countryside and also seeks to enhance the viability of rural industry and services while minimising environmental impact and the need to travel.

9.13. Pre-application discussions are encouraged given the complexity of policy implications concerning development in the countryside.

POLICY ENV 1: NEW DEVELOPMENT IN THE COUNTRYSIDE (EXCLUDING HOUSING)

Proposals for new development within the countryside (excluding housing) shall not accord with the LDP unless the following criteria can be satisfied:

- (a) the development is necessary non-residential development associated with agriculture, forestry operations or other established rural businesses and is of a scale proportionate to the operational need of the rural business it is associated with; **OR**
- (b) the development is a small-scale business falling within Class 4 that has a specific locational need to be located on site; **OR**
- (c) the development is essential public infrastructure that has a specific operational need to be located on site or where a range of alternative sites have been examined within settlements and no suitable site can be made reasonably available; **OR**
- (d) the development is within an existing village on mainland North Ayrshire, Arran or the Isle of Cumbrae, and would not constitute ribbon, backland or sporadic development; **OR**

- (e) the development is a tourism proposal acceptable under Policy TOU 1; **OR**
- (f) the development is outdoor sport and recreation with a specific operational need to be located within the countryside.

Development proposals should take account of the Council's approved Rural Design Guidance and include landscaping proposals.

Rural Housing in the Countryside

- 9.14. The rural landscape should be protected from insensitive housing development, however it is recognised that there are opportunities for individual or small scale housing development, of a sympathetic nature, in certain locations.
- 9.15. In addition, there is sometimes an operational need for housing for workers engaged in a rural business where such housing development would not normally be acceptable.

POLICY ENV 2: HOUSING DEVELOPMENT IN THE COUNTRYSIDE

Single houses in rural areas

Proposals for a single new stand alone house within its own established setting in a rural area shall not accord with the LDP unless it can be demonstrated that:

- (a) the proposal demonstrates outstanding quality of design; **AND**
- (b) is distinctive and responsive to its setting, making a positive contribution to the locality of the area; **AND**
- (c) the proposal integrates with, complements and enhances the established character of the area and the cumulative impact on the landscape of the development is acceptable; **AND**
- (d) is located a sufficient distance from a village, existing grouping, building or settlement to ensure that the development is considered as part of an established rural landscape; **AND**
- (e) account has been taken of the possibility of converting, rehabilitating or replacing an existing building in the countryside or of locating a new building in a brownfield location; **AND**
- (f) the development is not proposed in an area of 'sensitive countryside' (see glossary), is not of a suburban character and takes cognisance of the Rural Design Guidance; **AND**
- (g) the proposal has been closely scrutinised and positively endorsed by a design review (internal to the Council) and/or Architecture and Design Scotland.

Small scale growth of existing rural housing groups

Proposals for development in rural areas not defined in the LDP as a settlement or village shall accord with the LDP subject to satisfying the following criteria:

- (a) the proposal constitutes a small-scale, sympathetic addition to an existing well-defined nucleated group 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. Expansion of such a group will be limited to 50% of dwellings existing in that

group as of 1 January 2005 up to a maximum of four new housing units (rounded down where applicable); **AND**

- (b) the proposal is not suburban in character and takes cognisance of the approved Rural Design Guidance; **AND**
- (c) any individual proposal does not prejudice a future development opportunity; **AND**
- (d) the proposal complies with relevant Roads Guidelines.
- (e) the proposal is not located within an area of 'sensitive countryside' (see glossary).

The sensitive infilling of any available gap sites consolidating existing groups will be particularly encouraged.

Housing for workers engaged in a rural business

Proposals for housing for workers engaged in an appropriate rural business (such as agriculture, forestry, or other operations provided for under Policy ENV 1) shall accord with the LDP subject to the following criteria:

1. The dwelling is for a farmer who owns and operates a viable agricultural holding full time which has no farmhouse at present; **OR**
2. A farmer is the owner and occupier of an agricultural holding and proposes to erect a dwelling for a family member in full time employment on the farm and who intends to take over the farm in time; **OR**
3. A genuine operational need for a worker to live on site in pursuance of an established rural business has been demonstrated; **AND**
4. All proposals will also be required to demonstrate that:
 - (a) accommodation cannot be reasonably provided by another existing dwelling on site or in the area (including by any buildings after re-use, replacement, conversion or rehabilitation at reasonable cost) or within existing rural housing groups suitable for expansion under the other provisions of this policy;
 - (b) there are no existing planning consents (not time expired) for residential developments which have not commenced and would provide a suitable accommodation arrangement;
 - (c) the siting, design and external appearance of the new development (including any conversion) complements any existing building group on the site;
 - (d) the scale of the housing provided is commensurate with the need of the person or persons who will occupy it; and
 - (e) cognisance has been taken of the Council's Rural Design Guidance.

Note:

In the case of housing for a worker engaged in a rural business, where an operational need requires to be demonstrated, this should take the form of an independent report/business plan prepared by a suitably qualified professional. This justification should demonstrate the ongoing viability of the business and provide reasons why residential accommodation located on site is essential to the functional needs of the business, and is not merely for convenience.

For housing justified as 'housing for workers engaged in a rural business', occupation of such shall be limited to persons employed (and any dependents) in agriculture, forestry or other rural activities allowed under Policy ENV 1 and this will be secured via planning condition and/or legal agreement as appropriate.

All proposals will require to be supported by a design statement, inclusive of landscaping proposals particularly in regard to urban fringe sites, to assist the Council to fully assess the proposal.

The submission of an area landscape capacity evaluation will normally be required for all development in the countryside.

It will be a condition that the development be commenced within two years to prevent land banking.

In the case of single houses in rural areas, permitted development rights may be removed in recognition of the high standard of design required from the development.

No applications for planning in principle shall be accepted for development. Pre-application discussions are encouraged prior to the submission of a full application.

Provision of temporary accommodation for an agreed period in pursuance of a viable rural business, requiring an operational need for a worker to live on-site, will be in accordance with the Plan subject to compliance with other policies.

Existing Buildings in the Countryside

- 9.16. The suitable conversion and rehabilitation of existing buildings in the countryside is supported by the Plan. This policy aims to promote sustainable land-use management by encouraging the sympathetic re-use of traditional rural buildings.

POLICY ENV 3: CONVERSION, REHABILITATION OR REPLACEMENT OF EXISTING BUILDINGS IN THE COUNTRYSIDE

Proposals for conversion, rehabilitation or replacement of existing buildings in the countryside shall accord with the LDP subject to meeting the following criteria:

- (a) the building must be suitable for the proposed use, in an acceptable location and of an appropriate scale and character; **AND**
- (b) the property must have substantial residual fabric (as advised in Supporting Information Paper 8) and be capable of reuse; **AND**
- (c) any new additional extension must not dominate the original building; **AND**
- (d) the property must be capable of being satisfactorily serviced; **AND**
- (e) there should be adequate curtilage to provide private garden ground, access and parking; **AND**
- (f) the proposals take cognisance of the Council's Rural Design Guidance.

Note:

A structural report from a suitably qualified person may be requested by the Council. This must demonstrate to the satisfaction of the Council that an appropriate conversion and rehabilitation of an existing building or buildings cannot be reasonably achieved. Any replacement building should be of equivalent scale and siting to an acceptable conversion or rehabilitation of the building it replaces.

Upgrading of surroundings may be sought for schemes involving more than one property.

Permitted development rights may be removed.

Farming

- 9.17. Prime quality agriculture land is a finite resource and defined as being of grade 1, 2, or 3.1 of the Macaulay Land Capability for Agriculture Classification and there is a presumption against development of this valuable resource.

POLICY ENV 4: FARMLAND

Proposals for development which would lead to the permanent loss of prime quality farmland on mainland North Ayrshire or the Cumbraes (grades 1, 2 and 3.1 on the Macaulay Institute Agricultural Land Classification Maps) shall not accord with the LDP unless it can be demonstrated that:

- (a) The proposal is small scale development acceptable under the terms of Policy ENV1 or ENV2; **OR**
- (b) The development is for an appropriate scale of renewable energy generation or mineral extraction, where restoration proposals will return the land to its former status.

Proposals for development on locally important non-prime agricultural land (grade 3.2 on mainland North Ayrshire and the Cumbraes and grades 3.2, 4.1 and 4.2 on the Isle of Arran) which would have a detrimental effect on the viability of a farming unit and which would lead to the permanent loss of such farmland shall not accord with the LDP unless the need for development outweighs the importance of the agricultural land.

Restoration proposals showing how land will be returned to its pre-existing status may be required.

This policy does not apply to sites allocated as RES 2 or RES 4 on the LDP maps.

Farm Diversification

- 9.18. Farming remains an important economic activity in North Ayrshire. However, it is recognised that farm diversification can help support the rural economy and improve the viability of existing agricultural operations.
- 9.19. There is a presumption in favour of sensitive farm diversification, with proposals providing appropriate tourism or leisure facilities particularly encouraged.
- 9.20. Typical diversification schemes may include the conversion of outbuildings to provide holiday accommodation; small workshops for craft industries or visitor facilities associated with established tourist attractions; farm shops; pick your own schemes; pony trekking centres etc. Policy ENV 3, which relates to conversion, rehabilitation or replacement of existing buildings in the countryside, can also support diversification activities.

POLICY ENV 5: FARM DIVERSIFICATION

Proposals for farm diversification shall accord with the LDP provided that the development:

- (a) would protect or enhance the viability of the agricultural unit; **AND**
- (b) shall not have a significant adverse effect on the character, amenity and biodiversity value of the locality; **AND**
- (c) takes cognisance of the Council's Rural Design Guidance.

Economic Development or Diversification in Rural Areas

- 9.21. Proposals that do not conform to the land use allocation in the Plan and which are not provided for by any express policy are covered by Auxiliary Policy A1. This policy establishes a presumption against development unless there is a wholly exceptional and unique justification. However, the adoption of a more refined approach to appropriate economic development and diversification in rural areas offering a wider choice of site, location and environmental amenity to meet the varying needs of business is provided by Policy ENV 6.

POLICY ENV 6: ECONOMIC DEVELOPMENT OR DIVERSIFICATION IN RURAL AREAS

Proposals for Economic Development or Diversification in rural areas, not provided for by any other policy in the Plan, shall accord with the Plan where the development can demonstrate a site specific locational need and where development complies with the following criteria:

- (a) there is a demonstrable economic benefit to the area and such benefit, including any related social, community and educational advantages, outweighs any adverse environmental impacts of the development; **AND**
- (b) the proposal can be suitably located in the rural area and is of an appropriate nature and scale; **AND**
- (c) it is demonstrated that account has been taken of the possibility of locating a new building either on appropriate land within a settlement or on brownfield or derelict or degraded land, or of converting, rehabilitating or replacing an existing building in the countryside; **AND**
- (d) the proposal is accompanied by a robust business plan which clearly demonstrates the viability of the proposal in the long term; **AND**
- (e) consideration has been given to the potential for any future development and expansion; **AND**
- (f) the proposal is not located within an area of 'sensitive countryside' (see glossary).

Enabling Development for Economic Development or Diversification

Housing development to enable Economic Development or Diversification allowed under this policy shall accord with the LDP subject to the following criteria:

- (a) the proposal is for enabling development, not normally exceeding four houses, providing all or part of the funding for delivery of an economic development or diversification enterprise allowed under this policy; **AND**
- (b) a detailed business plan is submitted for the overall development showing how funds raised from the sale of the enabling housing development are to be channelled into the economic development or diversification to secure its implementation and ongoing use. This shall be done on the basis of open book accounting on both land and development sales and would allow for reasonable developers profit only (indicatively 12%) with all other proceeds being channelled to the development to be enabled; **AND**
- (c) the developer can demonstrate that sufficient financial assistance is not available from any other source; **AND**
- (d) the extent of any new build is restricted to the minimum necessary, and in any case not normally exceeding four houses, to facilitate the economic development or diversification and its future viability; **AND**
- (e) the enabling development should wherever possible be grouped with the economic

development or diversification in a cohesive cluster to facilitate servicing and to reduce their environmental impact. **AND**

(f) the proposal is not located within an area of 'sensitive countryside' (see glossary).

Note:

A design statement inclusive of landscaping proposals will be required, particularly in regard to urban fringe sites, to assist the Council to fully assess the proposal. The submission of an area landscape capacity evaluation will normally be required for all development in the countryside.

All proposals will be expected to take cognisance of the Council's Rural Design Guidance.

Planning conditions and/or a Section 75 agreement will be required to control occupation or construction of housing granted under this policy as appropriate.

Where an Environmental Statement is required it shall incorporate any associated housing development.

It will be a condition that the development be commenced within two years to prevent land banking.

In the case of the economic development/diversification proposal, the Council may require a bond to secure restoration of the site in the event of it becoming redundant.

No applications for planning permission in principle shall be accepted for development. Pre-application discussions are encouraged prior to the submission of a full application.

Special Landscape Areas

- 9.22. North Ayrshire has an attractive and varied landscape setting. There are a number of specific examples of this, such as the National Scenic Area in Arran, as well as Clyde Muirshiel Regional Park on the mainland.
- 9.23. The landscape character of these and other areas should be protected from insensitive development. The extent of North Ayrshire's special landscape area is indicated on the LDP Maps and these areas merit particular attention in assessing development proposals.

POLICY ENV 7: SPECIAL LANDSCAPE AREAS

Within the identified Special Landscape Area, which includes the National Scenic Area in North and Central Arran and Clyde Muirshiel Regional Park, as defined on the LDP Map, the Council shall pay special attention to the desirability of safeguarding or enhancing the character or appearance of the landscape in the determination of proposals. Development should be sited so as to avoid adverse impacts upon wild land. There is a presumption against development in these areas unless it can be demonstrated that the proposal:

- (a) meets the needs of agriculture or forestry; **OR**
- (b) is a recreation, leisure or tourism proposal which will bring a level of social and economic benefit to the area which outweighs the need to protect the area from development; **OR**
- (c) is a renewable energy generation development; **AND**

- (d) is appropriate in design and scale to its surroundings; **AND**
- (e) has no unacceptable direct, indirect or cumulative impacts on the landscape character and/or the natural and built heritage resource; **AND**
- (f) has no unacceptable impacts on the visual amenity of the area; **AND**
- (g) has taken cognisance of the Council's Rural Design Guidance, where applicable.

In addition to the above criteria, proposals for development which would affect the National Scenic Area, as identified on the LDP Map, shall not accord with the LDP unless:

- (h) the objectives of designation and the overall integrity of the National Scenic Area will not be compromised; **OR**
- (i) any significant adverse impacts on the qualities for which the National Scenic Area has been designated are clearly outweighed by social or economic benefits of national importance.

Coastal Zone

- 9.24. The coast is a major asset in North Ayrshire, providing an attractive environment, as well as the opportunity for coastal based tourism, recreation and economic development opportunities.
- 9.25. The coastal area of North Ayrshire is split into one of three categories - developed, undeveloped or isolated. These categories determine what types of development are acceptable in specific coastal locations.

POLICY ENV 8: COASTAL ZONE

To protect the environmental and recreational value of the coastal zone, as identified on the LDP Map:

- 1. Within the developed coast:**
Development which requires a coastal location and which would enhance the developed coast shall accord with the LDP. The Council will give priority to the reuse of redundant land and buildings which will restore or enhance degraded coastal environments. The Council will avoid approving development which would result in coalescence of development along the coast.
- 2. Within the undeveloped coast:**
Development shall not accord with the LDP unless it is within a settlement, or is associated with an existing development, or there are specific operational needs for the proposal to be located on the site, or there are no feasible alternative sites available and the social and economic benefits outweigh the environmental loss.
- 3. Within the isolated coast:**
Development shall not accord with the LDP.

Note:

Proposals for development will be required to take cognisance of the Council's Coastal Design Guidance and demonstrate that they require a coastal location and on the undeveloped and isolated coasts are likely to require an environmental statement.

Nature Conservation

- 9.26. Natural heritage is of significant value to North Ayrshire, providing wildlife habitats, underpinning various tourism activities and adding to the attractiveness of the area. There are a number of statutory and non statutory environmental designations operating in North Ayrshire, including Natura 2000 sites, Sites of Special Scientific Interest and Local Nature Conservation Sites.
- 9.27. Nature conservation outwith designated locations is important - particularly areas which act as wildlife corridors and stepping stone sites for species migration. The major linear wildlife corridors in North Ayrshire consist of watercourses, lochs, glens and rivers courses. The connectivity of green and blue networks will assist species in coping with the impacts of climate change.
- 9.28. Details of environmental designations in operation in North Ayrshire are provided in Supporting Information Paper 3.

POLICY ENV 9: NATURE CONSERVATION

1. International Designations.

Proposals for development likely to have a significant effect on Natura 2000 sites, as identified on the LDP Maps, will be subject to an Appropriate Assessment of the implications for the site's conservation objectives. Proposals shall not accord with the LDP unless the Appropriate Assessment indicates that:

- (a) they will not adversely affect the integrity of the site; or
- (b) there is no alternative solution; and there are imperative reasons of over-riding public interest including those of a social or economic nature; and subject to any necessary compensatory measures being provided to ensure that the overall coherency of the Natura 2000 network is protected.

2. National Designations.

Proposals for development which would affect national designations such as Sites of Special Scientific Interest, as identified on the LDP Maps, shall not accord with the LDP unless:

- (a) the objectives of designation and the overall integrity of the area will not be compromised; or
- (b) any unacceptable impacts on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

3. Local Designations.

Proposals for development which could affect Local Nature Conservation Sites (LNCS), as listed in Supporting Information Paper 3, and sites of local importance as wildlife habitats or wildlife corridors, will be assessed:

- (a) to ensure that appropriate measures are proposed to conserve, as far as possible, the site's wildlife or habitat interest including the retention of open watercourses and provide for replacement of habitats or features where damage is unavoidable;
- (b) to determine their effect on the management of features of the landscape which are of importance for wildlife, for wild flora and fauna; and

- (c) with a view to complementing the ecological coherence of the Natura 2000 network.

Proposals for development affecting a site covered by the provisions of this policy are likely to require an Environmental Statement.

Where development is permitted, the Council may apply specific conditions or a Section 75 or other agreement to secure the protection of wildlife habitats.

For the avoidance of doubt, where Policy ENV9 applies to a development proposal it shall have primacy over the other policies of the Plan.

Minerals

- 9.29. There is a presumption against proposals for new sites for mineral extraction given the potential for environmental damage and the preference for mineral supplies to be obtained from more sustainable sources, such as recycled construction waste or existing worked deposits.
- 9.30. The Plan affords protection to the long term opportunity to work specific mineral deposits of value in the area.

POLICY ENV 10: MINERAL EXTRACTION

Proposals for opencast coal extraction; development which would sterilise the opportunity for opencast working of the deposits associated with the northern outcrop of Ayrshire Bauxitic Clay or the limestone deposits around Beith; shall not accord with the LDP.

Proposals for extraction of other minerals, including the removal of sand and gravel, shall not accord with the LDP unless it can be clearly demonstrated that:

- (a) a needs assessment is submitted which demonstrates a justifiable need for the mineral which cannot be met from existing worked deposits, renewable, recycled or secondary sources; **AND**
- (b) the proposals are in accordance with nature conservation, landscape and other environmental policies contained in the Natural Environment and Historic Environment sections of the LDP; **AND**
- (c) there are likely to be no unacceptable impacts on the amenity of nearby dwellings or communities or on groundwater, watercourses and water supplies, either during operations or in the longer term; **AND**
- (d) there are restoration and aftercare plans in place which shall identify a positive end use such as habitat creation or recreation at the earliest opportunity and which include progressive restoration over the life of the operation. Plans should also include long term proposals for preventing water pollution once operations cease; **AND**
- (e) when considered in association with existing sites with planning permission, or engaged in any Environmental Assessment process, there are no unacceptable adverse cumulative impacts arising from development proposals; **AND**
- (f) In the case of commercial peat extraction, the proposals relate to areas of degraded peat land which have been significantly damaged by human activity and where the conservation value is low and restoration is not possible, or are not of any value as carbon stores; **AND**
- (g) proposals for mineral extraction on the Isle of Arran shall be limited to meet local island

needs and required to demonstrate to the satisfaction of the Council that the type and quality of material cannot be reasonably obtained by other means. Development will only be permitted where it is demonstrated to the Council's satisfaction that extraction will not adversely affect the integrity of the Arran Moors SPA.

Note:

The Council will require a bond to secure restoration and aftercare.

A Waste Management Plan must be submitted as part of any application for planning permission.

Fish Farming

- 9.31. Aquaculture is a nationally important industry, particularly for coastal and island communities, making an important contribution to the rural economy. The planning system in Scotland covers both freshwater farms and marine farms within three nautical miles of the landward area.
- 9.32. When determining planning applications for aquaculture, the Council will consider the direct and cumulative effects of the proposed development on the environment, including carrying capacity, visual impact and the effects on the landscape, marine historic environment and the sea or loch bed. The needs of local communities and other interests will be taken into account alongside the economic benefits of sustainable fish farming and the operational needs of fish farms.

POLICY ENV 11: AQUACULTURE

Proposals for aquaculture (landward and marine fish farm) developments shall accord with the LDP subject to the proposal having no unacceptable impacts (including cumulatively) on:

- (a) communities, settlements and their settings;
- (b) landscape character, scenic quality and visual amenity;
- (c) North Arran National Scenic Area and Special Landscape Areas;
- (d) the isolated coast;
- (e) statutorily protected nature conservation sites, habitats or species, including seabird colonies along with wild fish populations;
- (f) navigational interests;
- (g) sites of historic or archaeological interest and their settings;
- (h) existing aquaculture sites with planning permission or sites engaged in the Environmental Assessment process; and
- (i) water quality and the carrying capacity of land and water bodies including lochs and river systems.
- (j) access to and along the foreshore for recreational purposes and established anchorages and harbours.

All proposals will require to accord with the National Marine Plan and subsequent regional plans, when developed and the Scottish Government/ Marine Scotland Locational Guidelines for the Authorisation of Marine Fish Farms in Scottish Waters.

Applicants for fish farm developments may be required to submit an Environmental Statement in accordance with the Environmental Impact Assessment (Scotland)

Regulations 1999 and related Circulars 1/2007 Planning Controls for Marine Fish Farming and 8/2007 The Environmental Impact Assessment (Scotland) Regulations 1999.

Developers are advised to seek early pre-application consultation with Marine Scotland, the District Salmon Fishery Board, Scottish Natural Heritage and SEPA.

Open Space

- 9.33. Open space takes a variety of forms in North Ayrshire, and ranges from the country parks to facilities such as smaller public parks and areas of incidental open space. Open space can also perform a number of functions, such as for amenity value, biodiversity, and opportunities for exercise and outdoor recreation.
- 9.34. The planning system has two distinct roles to play in relation to open space, which are (i) protecting areas that are valuable and (ii) ensuring provision of quality open space either within new development or within easy reach of it. The latter function will be dealt with principally by Supplementary Guidance: Open Space and the Green Network.

POLICY ENV 12: DEVELOPMENT OF OPEN SPACE

Development of land identified on the LDP Maps as protected open space, including school playing fields, and small areas of recreational and amenity open space, not individually identified on the LDP Maps, shall not accord with the LDP unless the following criteria can be satisfied:

1. Where the proposed development is for an outdoor recreation or physical activity use, it will:
 - (a) improve the quality and range of outdoor recreation or physical activity facilities within the LDP area; **AND**
 - (b) not lead to an unacceptable net loss of open space (including playing fields); **OR**
2. Where the proposed development is for a use other than outdoor recreational or physical activity purposes, it will not set an undesirable precedent for further incremental loss of open space.

The following criteria apply to all proposals for development of open space:

3. The proposed development will not unacceptably impact upon the recreational and/or amenity value of any area of active or passive open space when considered in relation to the overall level of provision in the local area; **AND**
4. Where the loss of open space has a material effect on the quality, function or playing capacity of a facility, alternative provision of similar or improved community benefit and accessibility will be made available in a location which is convenient for its users.

Note: There is a presumption against the extension of private gardens into public open space or the development of communal/backcourt areas for reasons of undesirable precedent setting as well as the potential for creation of irregular boundaries and loss of access and amenity.

SUPPLEMENTARY GUIDANCE

Rural Design Guidance (approved as non-statutory policy 2009)

9.35. This Design Guidance is for new smaller developments of between one and four new homes in the North Ayrshire countryside. It sets out examples of local distinctiveness, explains the key ideas which need to be considered in the design process (i.e. scale, siting, boundary treatments, materials, access and parking).

Coastal Design Guidance (approved as non-statutory policy June 2010)

9.36. This Design Guidance sets out a context driven approach for development on or near the coast, taking cognisance of landscape setting, settlement pattern, scale and townscape particular to North Ayrshire's seaside setting.

Open Space and the Green Network (to be prepared)

9.37. This will set out open space and play standards for new development and highlight deficiencies of open space in local areas. It will promote the aims of the Central Scotland Green Network, setting the context for the improvement of existing open spaces and enhancing and creating new networks and links. National policy and objectives will be reflected as well as relevant Council documents such as Play Policy, Open Space Strategy (Draft), Sports Pitches Strategy, ALBAP and the Core Paths Plan.

10

Infrastructure

10. INFRASTRUCTURE

- 10.1. Infrastructure forms an important element within the development process in that it supports development and influences the land use pattern of an area. Infrastructure covers a wide range of activities and includes the following:
- Transport infrastructure (public transport, walking/cycling links, roads, park and ride, rail stations/halts, ports etc.);
 - Waste Management;
 - Drainage & Flooding;
 - Renewable Energy; and
 - Community Facilities (i.e. education facilities, health facilities, nursing homes, nurseries, community halls).
- 10.2. The Action Programme identifies the infrastructure that is likely to be required as a consequence of development proposed in the LDP. This has emerged from analysis of the individual and cumulative impacts of development in consultation with infrastructure providers. It will operate as a mechanism to coordinate the delivery of necessary new infrastructure for development, will be a material consideration in the determination of applications for planning permission and will form the basis for planning obligations where required. General Policy on Developer Contributions further establishes the requirement for development to be associated by commensurate improvement in infrastructure.

Transport Infrastructure

- 10.3. Linking land use and transport is important for improving the sustainability of development which provides economic and environmental benefits. The Core Path Network provides walking and cycling links in North Ayrshire, and new development will be expected to incorporate the network and provide links to it where appropriate.
- 10.4. Road junctions which will require more detailed analysis and potentially improvement as a result of the cumulative impact of development include:
- Pennyburn Roundabout, Kilwinning/Stevenston;
 - Eglinton Interchange, Irvine; and,
 - Stanecastle Roundabout, Irvine.
- 10.5. The case for an A737 Dalry bypass has been recognised by Transport Scotland through the Strategic Transport Projects Review (STPR) and will be delivered subject to the transport allocation within future Government spending reviews.
- 10.6. A recommendation for a study into public transport interchanges in Irvine is identified in the Action Programme.
- 10.7. A key issue for connectivity in Stevenston is the frequent closure of Stevenston Level Crossing. The Council will work with Network Rail and other stakeholders to develop an option appraisal with a view to trying to procure a solution. This will be referenced within the Action Programme.



Fig. 14: A78(T)

Waste Management

- 10.8. The Scottish Government have published the ‘Zero Waste Plan’ which supersedes the National Waste Plan. This sets ambitious targets for waste reduction, recycling and recovery which will require proportionate investment in new facilities. The planning system plays a role in ensuring that waste installations are delivered timeously to allow various waste management targets to be met. New development should also allow for the minimisation of waste and also plan for its own waste management, from construction onwards. In some cases this will include measures such as on-site recycling facilities and the preparation of Site Waste Management Plans.
- 10.9. A requirement has been identified for a joint waste facility for the three Ayrshire authorities. This is subject to confirmation that such a facility accords with the Zero Waste Plan and remains economically viable. A search area has been identified, and this is shown on Fig. 1: Spatial Strategy on page 6 of this document

Drainage, SUDS & Flooding

- 10.10. The Council will continue to support proposals for new water and wastewater infrastructure to reduce pollution, improve the quality of watercourses and improve service provision. The inclusion of Sustainable Urban Drainage Systems (SUDS) principles in all new development (except single houses or where discharge will be into coastal water) is required.

Renewable Energy

- 10.11. Renewable energy development will contribute to a more secure and diverse energy supply, as well as helping to meet Government targets for renewable energy production. It is a vital part of the response to climate change.

Community Facilities

- 10.12. Social infrastructure includes facilities such as schools, colleges, health centres, hospitals, nurseries, community halls and cemeteries. For all secondary schools, the existing capacities of schools will be able to accommodate the additional development proposed. In a small number of cases, extensions to Primary Schools will be

necessary to facilitate housing development within the catchment area. This includes extensions to St Peter's Primary, Ardrossan, Dalry Primary and St Luke's, Kilwinning.

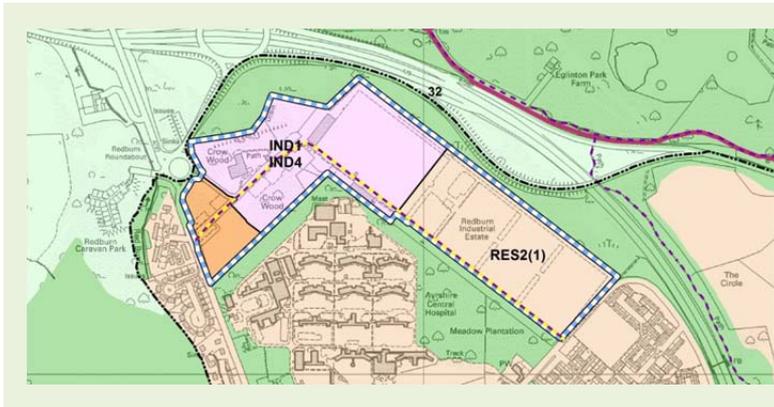
10.13. The Plan makes site specific allocations for new social infrastructure facilities where possible. Where a location has not been identified, applications for such development will be considered in accordance with the Plan subject to criteria based policy.

Carbon Emissions and New Buildings

10.14. The Climate Change (Scotland) Act 2009 sets a target of an 80% reduction in greenhouse gas emissions by 2050 with an interim target of 42% reduction by 2020. It also requires the LDP to specify what proportion of carbon emissions generated by new buildings should be reduced with the installation and operation of low and zero carbon generating technologies (LZCGTs). These include biomass, wind turbines, district heating and ground source heat pumps.

POLICIES

- Policy PI 1 'Walking, Cycling & Public Transport' which requires development proposals with significant trip generation to take account of and provide for these forms of travel;
- Policy PI 2 'Future A737 Dalry Bypass Route' which provides for a consultation zone for engagement with Transport Scotland in relation to proposals promoted within that zone;
- Policy PI 3 'Parking' which encourages solutions to parking problems to enhance the vitality and viability of town centres;
- Policy PI 4 'Core Paths Plan' which requires new development to incorporate and integrate core paths and the wider path network. New coastal development must have regard to coastal access;
- Policy PI 5 'Stevenston Rail Crossing' which recommends that an option appraisal is carried out into a solution for mitigation of closures of the crossing;
- Policy PI 6 'Public Transport Interchange in Irvine' which recommends that a study is carried out to identify potential future improvements.
- Policy PI 7 'Waste Management' which sets out criteria which determine where facilities for waste processing, recovery and disposal would accord with the plan;
- Policy PI 8 'Drainage, SUDS & Flooding' which sets out criteria for development proposals;
- Policy PI 9 'Renewable Energy' which sets out criteria for development proposals;
- Policy PI 10 'Community Infrastructure' which sets out criteria for development proposals;
- Policy PI 11 'Replacement of Beith Health Centre' which reserves a site;
- Policy PI 12 'Cemetery Sites' which reserves sites for a new cemetery at Kilwinning, and extensions at Knadgerhill Cemetery, Irvine and at West Kilbride Cemetery and at Lochranza and Kilmory on Arran; and
- Policy PI 13 'Carbon Emissions and New Buildings' which requires new development to reduce carbon emissions in line with Building Standards legislation.



Core Paths:

- Are a requirement of the Land Reform (Scotland) Act 2003;
- Provide a basic framework of routes sufficient for the purpose of giving the public reasonable access throughout the area;
- Are recognised within LDP maps;
- Must be taken into account for new developments and provision made for paths.

Fig. 15: Core Paths

Transport

10.15. The planning system should support a pattern of development which reduces the need to travel, facilitates travel by public transport and provides safe and convenient opportunities for walking and cycling. A reduction in car based travel helps reduce emissions from transport sources, and should reduce congestion, resulting in positive environmental and economic effects.

POLICY PI 1: WALKING, CYCLING & PUBLIC TRANSPORT

All development proposals which will result in significant trip generation shall require to demonstrate that account has been taken of the needs of walkers, cyclists and public transport users by demonstrating that:

- (a) the proposals reflect the principles of “Designing Streets” where applicable;
- (b) at an early design stage, consideration has been given to likely desire routes (public transport nodes, schools, town centres etc.) which shall inform the design of the development;
- (c) connectivity is maximised within and to the development site by providing direct routes to wider path networks where possible;
- (d) any paths through the site are clearly signposted, well lit and where possible overlooked;
- (e) secure cycle parking of a proportionate scale, in a visible and accessible location, is provided where the development will be used by a significant volume of visitors (including employees). Changing and shower facilities should also be provided where appropriate;
- (f) discussion with Strathclyde Partnership for Transport (SPT) has been undertaken to consider the provision of new or diverted bus route(s) to serve the development where the proposal is not within 400m of a public transport node. New/diverted routes may require to be subsidised by the developer where such schemes are not commercially viable; and
- (g) proposals for national or major development (as defined by the Planning Etc. (Scotland) Act 2006) which will involve significant trip generation will require the preparation of a Travel Plan for the development.

A Transport Assessment may be required where development will involve significant trip generation.

A737 Enhancements

10.16. An initial £10 million investment to deliver an A737 bypass east of Dalry has been allocated by the Scottish Government. This funding will allow the scheme to progress through its preparatory stages into the construction phase subject to satisfactory completion of the statutory process.

POLICY PI 2: FUTURE A737 DALRY BYPASS ROUTE

Any planning applications submitted within the 'consultation zone' designated on the LDP Map will require consultation with Transport Scotland to ensure that the proposals do not prejudice the delivery of an A737 bypass east of Dalry.

Parking

10.17. There are local parking constraints in a number of town centres within North Ayrshire. The Council will work with stakeholders to identify and implement solutions to parking problems where possible, serving to enhance the vitality and viability of town centres.

POLICY PI 3: PARKING

The delivery of new car parking facilities, where a need is identified, is supported subject to the provisions of other policies within the LDP and where satisfactory improvement cannot be secured by improved parking management.

Core Path Network

10.18. Core Paths are paths or routes, including waterways, that facilitate the exercise of access rights under the Land Reform Act 2003. Only those paths that are identified within the Core Paths Plan form the system of Core Paths. This basic framework of routes links into and supports the wider path network. New development must seek to integrate with the Core Path network where appropriate.

POLICY PI 4: CORE PATH NETWORK

The existing Core Path network is identified on the LDP Maps. Development proposals impacting on an area occupied by a Core Path route, Right of Way, or other important route, must incorporate this route within the layout of the site, or alternatively agree a diversion route with the Council, as Access Authority.

Development within close proximity to the Core Path network should provide suitable links to the Core Path network where appropriate.

The route for an amended National Cycle Network (NCN) Route 7 off road route from Kilwinning to Kilbirnie is safeguarded from development by this policy and is identified on the LDP Map.

Stevenston Rail Crossing

10.19. Frequent closure of Stevenston Rail Crossing poses a considerable access constraint on existing and future development of Stevenston. It would not be appropriate at this

stage to identify an area of land for safeguarding for potential future improvements when the nature of such improvements is unknown. The situation may change should any additional rail freight requirements of development come forward, for example, at Hunterston.

POLICY PI 5: STEVENSTON RAIL CROSSING

The Council recommends that - subsequent to any implications for Stevenston Level Crossing arising from future development at Hunterston becoming apparent - an option appraisal is carried out to identify the most appropriate solution for mitigation of closures of the crossing.

Public Transport Interchanges

10.20. More efficient public transport interchanges will contribute to increased use of public transport, and help to reduce carbon emissions from transport. The plan makes a recommendation that an initial study is carried out in Irvine.

POLICY PI 6: PUBLIC TRANSPORT INTERCHANGES IN IRVINE

A study into public transport interchanges in Irvine, in conjunction with stakeholders such as SPT, Network Rail, Transport Scotland and public transport operators should be carried out to identify potential future improvements.

Waste Management

10.21. Waste management installations are wide ranging in nature, and include material reclamation facilities, civic amenity sites, recycling centres and residual waste plants.

10.22. The Zero Waste Plan proposes by 2025 that 70% of all Scotland's waste will be recycled with 5% of remaining waste ending up in landfill. Delivery of the targets will be supported by additional waste infrastructure, using the waste hierarchy of prevention - favouring prevention over reuse, recycling/composting, recovery and finally disposal as the least preferable. Policy PI 7: Waste Management, below, sets out locational criteria to be used to identify appropriate locations for new installations.

10.23. The LDP Maps identify the locations of key waste management installations.

POLICY PI 7: WASTE MANAGEMENT

General

1. Development of waste management installations, including any activity ancillary to any industrial process, shall only accord with the LDP where:
 - (a) the proposal accords with the principles of the Zero Waste Plan (ZWP) and makes a positive contribution to the provision of a network of waste management installations; **AND**
 - (b) the proposal meets an identified need and reflects the proximity principle; **AND**
 - (c) the location offers a good standard of accessibility; **AND**
 - (d) the proposal provides a sufficient landscape buffer and screening, where

- appropriate; **AND**
- (e) the proposal is located in close proximity to an existing waste management installation and/or within an industrial allocation unless it can be demonstrated that there is an overriding site specific locational need or benefit to locate elsewhere. Proposals must also be compatible with surrounding development and the underlying allocation where this is not industrial; **AND**
 - (f) the proposal demonstrates satisfactory mitigation measures for any unacceptable impacts arising from the development with respect to air emissions, noise, odour, dust, litter, vermin, insects, birds, visual impact, traffic, natural or built heritage, leachate, operational hours, proximity to water sources or cumulative impacts.

Waste Processing

- 2. Development involving the transfer, sorting, handling, processing, recycling or composting of waste shall only accord with the LDP where it accords with the general provisions at 1. (where applicable) and where the proposal seeks to minimise the residual waste material arising from the process.

Waste Recovery and/or Disposal

- 3. Development involving the recovery or disposal of waste shall only accord with the LDP where it accords with the general provisions at 1. (where applicable) and:
 - (a) the proposal will positively contribute to meeting waste management targets set by EU Directives and/or the Scottish Government; **AND**
 - (b) the proposal complies with any restrictions on the amount of waste treated by recovery and disposal as may be nationally prescribed; **AND**
 - (c) consultation with West of Scotland Archaeology Service has taken place where the proposal involves landfill or landraising; **AND**
 - (d) the potential for heat and/or electricity generation has been fully explored and provided where viable (including the potential for local or district heating schemes); **AND**
 - (e) the proposal includes, where appropriate, an agreed after care and restoration plan of at least five years duration, with a restoration bond if necessary, to secure beneficial reinstatement.

Other Development Proposals

- 4. Applications for other types of development which constitute “national” or “major” development under the terms of the Planning Etc. (Scotland) Act 2006 will require the preparation of a Site Waste Management Plan (SWMP), which will be secured by a condition of the planning consent.
- 5. All development proposals will require to take satisfactory cognisance of waste collection requirements at the design stage. Such requirements may include waste storage, kerbside collection and small scale recycling facilities.

Drainage, SUDS & Flooding

- 10.24. Most development will incorporate a requirement for a water supply and wastewater drainage. It is a legislative requirement for all development to incorporate a sustainable urban drainage system (SUDS) to deal with surface water run-off (with the

exception of single house developments and developments discharging to coastal waters).

- 10.25. Investment in new or upgraded waste water treatment facilities is required from time to time. Such facilities have the potential to impact upon amenity due to issues such as odour, visual impact and noise, and their location must therefore be carefully considered. Smaller scale development in connection with upgraded facilities is permitted development in many cases and does not require planning permission.
- 10.26. Flooding can arise from a variety of sources, including the coast, rivers, groundwater and sewers. The risk of flooding must be properly considered in the development process. A development proposal may not only be at risk of flooding, but its construction could increase the risk of flooding in another area.

POLICY PI 8: DRAINAGE, SUDS & FLOODING

Water/Waste Water Treatment Infrastructure

1. Proposals for the expansion or development of new facilities for water supply or the treatment of waste water shall accord with the LDP, subject to satisfying the following criteria:
 - (a) it can be demonstrated that a range of alternative sites have been examined and that the proposed development offers the solution with least environmental impact whilst at the same time being technically feasible and financially viable;
 - (b) the proposal incorporates appropriate landscape buffering, screening and design, particularly in sensitive environments.

Drainage

Development shall normally require a comprehensive Drainage Assessment (see Supplementary Guidance: Drainage, SUDS & Flooding) to be submitted to the satisfaction of the Council's Flooding Risk Management section unless it can be otherwise demonstrated that the site can be satisfactorily drained.

2. Proposals where public sewage infrastructure is available should connect to the public network, instead of providing a private drainage solution.
3. Where a private drainage solution is proposed, this will only be acceptable subject to the criteria set out within Supporting Information Paper 9.
4. Any proposals for the culverting of a watercourse will be considered with reference to SEPA's position statement on culverting.

SUDS

5. All development, with the exception of single house developments and development discharging surface water run-off to coastal waters, shall require to incorporate SUDS techniques.

Flooding

6. Development on areas identified as at or greater than 0.5% risk of flooding annually

(0.1% for essential civil infrastructure) on flood risk plans, or on areas of known or suspected incidences of flooding, shall not accord with the LDP, unless the following criteria can be satisfied:

- (a) a Flood Risk Assessment, completed to the satisfaction of the Council's Flood Risk Management Section, has been submitted;
- (b) the ability of any functional floodplain to store and convey water will not be impaired;
- (c) the development will not increase the risk of flooding elsewhere or materially increase the number of buildings at risk of being damaged by flooding; **AND**
- (d) the risk of flooding to the development itself can be mitigated satisfactorily (i.e. through an existing or planned flood protection scheme); **OR**
- (e) where flood risk cannot be satisfactorily mitigated, the development has an operating requirement that makes the location essential (e.g. for emergency services coverage, agriculture related use, water based activity) and will be capable of remaining operational and accessible during extreme flooding events.

The above criteria shall generally not apply to alterations and small scale extensions, provided that such development will not have a significant material effect on the functional floodplain; will not affect local flooding issues; and will not significantly increase the number of people occupying/visiting the area.

7. Development on areas identified as having flood risk of less than 0.5% will normally be acceptable for development in respect of flood risk. A Flood Risk Assessment may be required if the nature of the development or local circumstances indicate heightened risk.

10.27. Further details on principles, policy and practice relating to Drainage, SUDS and Flooding will be contained within Supplementary Guidance.

Renewable Energy

10.28. Renewable energy production plays a crucial role in alleviating impacts from climate change. The Scottish Government has set a target of 100% of electricity production and 11% of heat from renewable sources by 2020. The main source of renewable energy production in North Ayrshire is currently onshore wind power, and whilst this is expected to continue, new technologies will increasingly make a contribution. The LDP supports a diverse range of appropriate renewable energy technologies.

POLICY PI 9: RENEWABLE ENERGY

Proposals for the development of wind turbines, wind farms, biomass, solar powered, thermal, wave or run-of-river renewable energy development, or microrenewables, shall accord with the LDP subject to the proposal satisfying the following criteria:

- (a) the development is appropriate in design and scale to its surroundings; **AND**
- (b) it can be demonstrated that there is no unacceptable adverse impact on the intrinsic landscape qualities of the area (especially for areas with a specific landscape designation, and coastal areas); **AND**
- (c) in the case of individual wind turbine or wind farm development, that the proposed development is not in an area designated as "high sensitivity" in the "Landscape Capacity Study for Wind Farm Development in North Ayrshire"; **AND**

- (d) the proposal shall not result in unacceptable intrusion, or have an unacceptable adverse effect on the natural, built, cultural or historic heritage of the locality; **AND**
- (e) it can be demonstrated that there are no unacceptable adverse impacts on the operation of tourism or recreation interests; **AND**
- (f) it can be demonstrated that any unacceptable adverse effects on telecommunications, transmitting, receiving, or radar systems for civil, broadcasting, aviation or defence interests can be effectively overcome; **AND**
- (g) the proposal can be satisfactorily connected to the national grid without causing any unacceptable negative environmental impacts; **AND**
- (h) when considered in association with existing sites, sites formally engaged in the Environmental Assessment process or sites with planning permission, including those in neighbouring authorities, there are no unacceptable impacts due to the cumulative impact of development proposals; **AND**
- (i) in the case of individual wind turbine and wind farm development, that the proposal satisfies the contents of the Ayrshire Supplementary Guidance: Wind Farm Development (October 2009); **AND**
- (j) where appropriate, applicants will be required to demonstrate consideration of co-location with significant electricity or heat users.

The Council will require that any redundant apparatus will be removed within 6 months of it becoming non-operational and that the site will be restored, unless it can be demonstrated that said apparatus will return to productive use within a reasonable timeframe.

Community Infrastructure

10.29. Community infrastructure facilities encompass a wide range of land uses such as schools, health centres, leisure centres and community halls. They play an essential role in providing education, health, recreational and care facilities for local communities.

Education

- 10.30. Most schools within North Ayrshire operate within capacity limits, and can cope with the potential for increased rolls arising from the scale of new housing development proposed. The Action Programme identifies the few exceptions where future capacity is an issue as a result of new development, and sets out a mechanism for mitigation.
- 10.31. The Council is in the process of identifying a preferred site for a replacement Garnock Academy. Subject to funding and other considerations, this redevelopment may include a replacement Moorpark Primary School and Glengarnock Primary School.
- 10.32. The Council has approved the closure and consolidation of the existing Broomlands, Towerlands and Fencedyke Primary Schools, with a new replacement school to be built on the Broomlands site which will be operational in 2014. John Galt Primary School also closed in 2013, with redistribution of the catchment to other schools.
- 10.33. The provision of a new primary school at Montgomerie Park will be monitored as future phases of residential development come forward, as well as with reference to catchments and operating capacities of existing schools in the area.

Health

10.34. Consultation with NHS Ayrshire & Arran has resulted in the identification of an aspiration for replacement health facilities in Beith. A site has been safeguarded on the LDP Map for this purpose.

Residential, Nursing and Social Care Homes

10.35. Facilities for residential, nursing or other social care provision can be delivered by both the public or private sector, and in some cases charitable organisations. Accessibility and amenity are the main considerations for any new facilities.

Leisure Facilities

10.36. Leisure facilities are wide ranging in nature, from village halls to cinemas. Facilities are normally best located as centrally as possible, and can contribute to the vibrancy of town centres when located within centres or close by.

Cemeteries

10.37. The Council will seek to maintain adequate cemetery provision in as many settlements as possible, subject to site availability. In the medium term, a requirement is likely to arise in Irvine, Kilwinning, Kilbirnie and Dreghorn.

10.38. The Plan identifies specific sites for new cemetery provision or extensions in Kilwinning, Irvine, West Kilbride, Lochranza and Kilmory.

Infrastructure Provision

10.39. Where specific types of new infrastructure have a site identified, this is reflected on the LDP Maps, with details regarding delivery set out in the Action Programme where appropriate. New development which results in a requirement for new or enhanced infrastructure provision will be expected to make an appropriate contribution in line with the provisions of the General Policy.

POLICY PI 10: COMMUNITY INFRASTRUCTURE

1. Proposals for the development, replacement or extension of education, health, residential, nursing or other social care facilities or commercial leisure facilities shall accord with the LDP subject to the following criteria:
 - (a) that the site demonstrates a high level of accessibility, particularly for walking, cycling and public transport; **AND**
 - (b) that a range of sites have been examined, including consideration of locating the proposals within an area designated TC1 (Town Centre) or at the edge of a town centre boundary (where a town centre has been designated, and where this would not result in a detrimental impact to the town centre), in the interest of providing a cluster of services, creating vibrancy within centres and creating community hubs, unless it can be demonstrated this is not viable (for reasons of catchment, operating requirements, no suitable site available etc.); **AND**

(c) that consideration of co-location with other similar or complimentary facilities has been demonstrated, where applicable.

2. In the case of residential, nursing and other social care facilities, proposals should be located within reasonable walking distance of local services (such as a bank or post office) and a public transport node and should also demonstrate a generous level of private garden ground, with interesting aspects.

POLICY PI 11: REPLACEMENT OF BEITH HEALTH CENTRE

A site is reserved on the LDP Map for the extension of Beith Health Centre.

POLICY PI 12: CEMETERY SITES

Sites are reserved on the LDP Maps for the construction of additional cemetery provision at Knadgerhill Cemetery, Irvine; Redstone, Kilwinning; West Kilbride Cemetery and Lochranza.

Carbon Emissions and New Buildings

10.40. Policy PI 13 sets a framework requiring proposals for new buildings to demonstrate how the current percentage reduction as specified in building standards can be met by on-site low or zero carbon generating technologies (LZCGTs) and/or passive/operational energy efficiency measures. Fulfilling this requirement will help reduce our dependency on fossil fuels, tackle fuel poverty, boost variety of energy supply, and meet statutory targets.

10.41. In the first instance, appropriate siting, scale, orientation, insulation, materials and design should be carefully considered as these measures can provide cost-effective ways of reducing our carbon emissions.

10.42. Further information will be set out within Supplementary Guidance: Climate Change.

POLICY PI 13: CARBON EMISSIONS AND NEW BUILDINGS

All new buildings must reduce their carbon dioxide emissions above or in line with building standards through appropriately designed:

- On-site low or zero carbon generating technologies (LZCGTs); **and/or**
- Passive/operational energy efficiency measures.

The following are exempt from this policy :

- (a) buildings exempted from building regulations;
- (b) individual buildings having an area less than 50 square metres;
- (c) extensions to buildings, other than extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more;
- (d) buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- (e) limited life buildings which have an intended life of less than two years;
- (f) CO₂ emissions arising from any apparatus operating within the proposed development

which is not related to the heating or cooling of a building.

Applicants are required to demonstrate to the satisfaction of the Council how this requirement will be met. A suspensive condition may be used to allow applicants to submit energy saving or on-site LZCGT schemes at the time of Building Warrant submissions.

On-site LZCGTs not permissible under General Permitted Development rights shall be considered against other relevant LDP policies and guidance.

Further guidance will be contained within Supplementary Guidance: Climate Change.

SUPPLEMENTARY GUIDANCE

Telecommunications Apparatus

10.43. Supplementary Guidance sets out the matters which will be taken into account when considering applications for telecommunications apparatus.

Wind Farm Development (approved as non-statutory Supplementary Guidance November 2009)

10.44. The 'Landscape Capacity Study for Wind Farm Development in North Ayrshire' Phase 1 & 2 reports consider visual and landscape capacity to absorb wind farm development on mainland and the islands and make recommendations on the sensitivity of the land to such development. The 'Ayrshire Supplementary Guidance: Wind Farm Development' provides further guidance on matters to be considered in relation to applications for wind farms.

10.45. The programme for future Supplementary Guidance is set out within the Action Programme.

Outdoor Access (To be prepared)

10.46. Outdoor access opportunities such as path networks ensure that our towns and villages are attractive and accessible places, offering a viable alternative to the use of the car and supporting sustainable active travel choices for the journey to school, work, and local facilities. They provide opportunities for physical activity and recreation and have a valuable role to play in improving health and well-being of communities. They actively contribute to the local economy by encouraging visitors to the area and promoting awareness and enjoyment of the local environment.

10.47. The planning process has a key role to play in delivering the above. Supplementary Guidance will identify standards in terms of path construction and infrastructure provision within new development sites, and provide guidance on connection to existing path networks and access plans.

Drainage, SUDS & Flooding (To be prepared)

- 10.48. The range of authorities who deal with drainage/flooding matters, combined with the different guidance prepared by each of these authorities, can lead to uncertainty about what information is required for a planning application.
- 10.49. Supplementary Guidance will aim to make the situation clearer by providing comprehensive guidance that deals with all aspects of the drainage/flooding process in the planning context. It will include details of the requirements for Drainage Assessments and Flood Risk Assessments as well expectations for the Council in terms of roads drainage. The guidance should lead to a more integrated approach to drainage design and consideration of flood risk.

Climate Change (To be prepared)

- 10.50. The planning process has an important role to play in responding to climate change. Supplementary Guidance will outline the principles for passive energy efficiency such as consideration of siting, orientation and materials. The planning considerations for operational energy efficiency measures such as low and zero carbon generating technologies which are outwith the scope of the forthcoming changes to the General Permitted Development Order will also be examined.

Auxiliary Policies

11. AUXILIARY POLICIES

11.1. A1 - Non Conforming Uses

Uses which do not conform to the land use allocation in the LDP, and which are not expressly provided for by any policy in the Plan, will be contrary to the LDP unless there is a wholly exceptional and unique justification. Policy A1 'Non-Conforming Uses not otherwise provided for by any policy in the LDP' sets out exceptions to this including economic benefit, no alternative site being available and compatibility with neighbouring uses.

11.2. A2 - Development Briefs

Development briefs generally reflect the underlying policy allocation in the LDP and give additional direction relative to land use and design, providing a level of detail not appropriate for inclusion in the plan. Policy A2 'Development Briefs' requires development proposals to accord with the provisions of any relevant development brief.

11.3. A3 - Supplementary Guidance

The level of detail involved in supplementary guidance is not appropriate for inclusion in the plan. Development will require to accord with relevant Supplementary Guidance prepared by the Council. This is limited to the provision of further information or detail in respect of the topics identified in the Proposed Plan. This includes:

Approved as Statutory Supplementary Guidance

Control of Advertisements
Telecommunications Apparatus
Decking
Bin storage

Consulted on at Proposed Plan stage

Town Centre Design Guidance
Affordable Housing (Mainland)
Affordable Housing (Arran)
Neighbourhood Design Guidance
Rural Design Guidance
Coastal Design Guidance
Residential Design Guidance
Landscape Capacity Study for Wind Farm Development in North Ayrshire Phase 1 & 2
Ayrshire Supplementary Guidance: Wind Farm Development

Future Programme

Developer Contributions
Climate Change
Open Space (incorporating Green Network)
Drainage, SUDS & Flooding
Hot Food Takeaways
Outdoor Access
Hunterston
Affordable Housing on Arran

11.4. The policies set out in the Plan, together with the General Policy, aim to provide a comprehensive basis for the assessment of any development proposal.

11.5. Three auxiliary policies expressly address:

1. Non-Conforming Uses not otherwise provided for by any policy in the LDP (A1);
2. Development Briefs (A2); and
3. Supplementary Guidance (A3).

Non-Conforming Uses

11.6. Uses which do not conform to the land use allocation in the LDP, and which are not expressly provided for by any policy in the Plan, will be contrary to the LDP unless there is a wholly exceptional and unique justification.

POLICY A1: NON-CONFORMING USES NOT OTHERWISE PROVIDED FOR BY ANY POLICY IN THE LDP

Non-conforming uses shall not accord with the LDP. Exceptions will have to demonstrate that:

- (a) there is a proven need for the development and a resultant economic, environmental or community benefit arising from the development;
- (b) the development will not lead to an unacceptable concentration of uses in any one locality;
- (c) no suitable alternative site exists within appropriately allocated land; and
- (d) the nature of the proposal is compatible with and sympathetic to the character of the surrounding area.

Development Briefs

11.7. The level of detail involved in a development brief is not appropriate for inclusion in the plan. Development briefs provide a useful follow up. Development briefs generally reflect the underlying policy allocation in the LDP and give express direction relative to land use and design. Proposals for development should comply with guidance in any development brief.

POLICY A2: DEVELOPMENT BRIEFS

Development briefs augment the underlying policy allocation of a number of sites in the LDP. Proposals for development shall require to comply with the terms of any relevant brief.

Supplementary Guidance

11.8. The level of detail involved in Supplementary Guidance is not appropriate for inclusion in the Plan. Supplementary Guidance provides further information or detail on topics identified in the LDP.

POLICY A3: SUPPLEMENTARY GUIDANCE

Development will require to accord with relevant Supplementary Guidance prepared by the Council. This is limited to the provision of further information or detail in respect of the topics identified in the Plan. This includes:

Approved as Statutory Supplementary Guidance

Control of Advertisements
Telecommunications Apparatus
Decking
Bin storage

Approved for consultation with the Proposed LDP

Town Centre Design Guidance
Affordable Housing (Mainland)
Affordable Housing (Arran)
Neighbourhood Design Guidance
Rural Design Guidance
Coastal Design Guidance
Residential Design Guidance
Landscape Capacity Study for Wind Farm Development in North Ayrshire Phase 1 & 2
Ayrshire Supplementary Guidance: Wind Farm Development

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Glossary

12

12. GLOSSARY

Appropriate Assessment

Appraisal of effect of a project or series of projects on an SPA or SAC (European environmental designations), required under the EU Habitats Regulations.

Archaeological Areas

Sites or features of archaeological significance included in the Sites and Monuments Register and known areas of potential interest.

Biodiversity

Range and extent of animal and plant species within an area.

Brownfield Sites

These are normally sites which have previously been developed or used for some purpose which has ceased. They may encompass re-use of existing buildings by conversion; demolition and new build; clearance of vacant or derelict land and new build; infill and various other forms of intensification. It excludes private and public gardens, sports and recreation grounds, woodlands and amenity open spaces.

Business Tourism

Facilities provided to support corporate activities such as conference suites, lecture suites etc.

Carbon Emissions

The release of carbon into the atmosphere from the combustion of carbon-based fuels.

Commercial Leisure

Leisure developments where a charge is made for entry and which need to be accessible to a large number of people, such as multi-screen cinemas and bowling alleys.

Conservation Areas

Areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Contaminated Land

Any land where the presence or suspected presence of contaminants is an obstacle to development or use of the land.

Contaminated Land ('Fit or Suitable For Use' Approach)

This approach comprises three elements:

- (a) ensuring that land is suitable for its current use;
- (b) ensuring that land is made suitable for any new use, as planning permission is given for that new use; and
- (c) limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought.

Core path network

Paths which meet the needs of those living in or visiting the area for informal recreation and passage. The Land Reform (Scotland) Act, 2003 clarifies the Council's obligations in this regard.

Countryside

Policy areas identified as 'countryside' on the LDP Maps. 'ENV' policies apply as appropriate.

Developed, Undeveloped and Isolated Coast

Terminology used for the categorisation of the coastline of Scotland. Intended to serve as a planning policy framework for the assessment of development and the protection of the coastal resource.

Effective Land Supply

Housing sites which are expected to be free of physical, infrastructure and market constraints in the Plan period and which are expected to be developed during this period.

Energy Recovery

Processes such as recycling, composting or energy recovery through incineration or other technologies, through which value is recovered from waste.

Environmental Assessment

A process by which information regarding the environmental effects of a development proposal are collated.

Established Land Supply

The established land supply is the total sum of effective and non-effective housing land supply.

Exceptional Listed Building

A listed building falling within Category A or B.

Farm Diversification

A proposal by a farm business that creates alternative enterprise on an existing farm unit to generate income outwith mainstream agricultural activity and enhance the range of facilities in rural areas. Such proposals however must be directly associated with the farm business itself and will be closely related to agriculture or appropriate rural activity. This does not extend to the creation of a separate business that does not need a countryside location or does not need to be on or associated with the farm. The objective is to ensure the viability of the farm unit. Typical diversification schemes include small-scale tourism such as bed and breakfast, caravanning and camping, farm shops etc. New build houses will not be viewed as diversification.

Green Corridors

Linear areas within a built up area protected from development with the aim of maintaining and enhancing a linked series of green spaces to benefit amenity and wildlife.

Green Network

The green network connects green and blue spaces in built-up areas with the wider countryside and coast. It can include the following:

- Public parks, allotments, playing fields, passive open space, landscaped civic spaces, sports pitches, gardens, street trees in urban areas;
- Networks of natural or semi-natural habitats, such as woodlands, hedgerows and peatland in the countryside and linking into settlements;
- Rivers, streams, ponds, wetlands and man-made structures such as reservoirs and 'sustainable urban drainage systems' (blue spaces);
- Cliffs, beaches and marshland which form the coastline;

- Existing path and cycle networks and transport corridors.

This list is not exhaustive and it is not practicable to define all aspects of the green network.

Green Tourism

Sustainable tourism, where holidays and visits are organised around a green theme e.g. wildlife, nature attractions or scenic quality and where the tourism resource is used and developed in a way which allows enjoyment while preserving the resource for use by future generations.

Greenfield Sites

These are sites which have never been previously developed or used for an urban use, or land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

Habitat

The natural environment for flora and fauna.

Historic Gardens and Designed Landscapes

Areas of significant parkland and woodland, generally centred on a house or castle, which have been laid out for artistic effect, a number of which are identified in the Scottish Inventory of Gardens and Designed Landscapes.

Housing Market

A relatively self-contained area within which the supply and demand for housing is assessed.

Housing Need and Demand Assessment

The Housing Need and Demand Assessment is a technical exercise to determine the location and amount of market and affordable housing needed, for whom and in what timescale. The Assessment provides robust evidence on which the Council and its partners can base planning and policy interventions that will help deliver better housing for those living in the area. It provides the basis for calculating the housing requirement for the LDP.

Landscape Capacity Evaluation

An assessment to establish the landscape capacity of the wider rural area to absorb the development. The evaluation must be prepared by an appropriately qualified professional e.g. landscape architect.

Landscape Character

The combination of the scenic, visual and human dimensions of an area, and its historical and cultural associations, perceived and experienced by people as an entity.

Limited Enabling Development

Development acceptable to the local planning authority in terms of type, scale, siting, design, external appearance, amenity, landscape character, access and servicing. Each case will be assessed individually.

Limited Life Building

A building intended to have a life of the period specified in building standards.

Listed Building of Architectural and Historic Interest

The Planning (Listed Buildings and Conservation Areas) Act 1997 requires the compilation of a list of buildings of special architectural or historic interest. This list is divided into three categories A, B or C. The purpose of listing is to ensure that a building's special architectural

and/or historic interest is fully recognised and that any demolition, alteration or repair that would affect its character is brought under statutory control.

Local Biodiversity Action Plan (LBAP)

A non-statutory framework for conserving biodiversity including detailed programmes of action for individual species and habitats.

Local Landscapes of Historic Interest

Landscapes that are identified by the Garden History Society, which are of local historical interest and value to the heritage of the area.

Local Transport Strategy

A comprehensive document prepared by Local Authorities setting out the plans and priorities for the development of an integrated transport policy within the area.

Low or Zero Carbon Generating Technology

Equipment producing heat and/or electricity for consumption while emitting little or no carbon emissions when in use.

Managed Units

Self-catering accommodation such as chalets and static caravans let for tourist accommodation for short term use, managed by a central agent. Can also be part of a larger tourist facility. Where houses are let to tourists, the prime use remains as a dwelling house.

Non-effective Land Supply

Sites with agreed residential development potential which are not expected to be developed during the plan period (to 2025).

Nucleated Group

A clearly defined group of four or more houses (not achieved through conversion) in close proximity to one another and visually identifiable as a group with some common feature e.g. sharing access.

Open Space (allocated on LDP Maps)

Protected open space includes: public parks and amenity open spaces; playing fields and sports pitches, including those attached to schools; outdoor sports facilities e.g. synthetic pitches and bowling greens; footpaths, cycle routes and bridleways; golf courses; play areas, including those provided as part of residential development; areas of recreational, amenity or wildlife value within developments; buffer zones alongside roads; cemeteries. It is not practicable to include all areas of recreational or amenity open space on the LDP maps.

Operational Energy Efficiency Measures

Automated devices increasing the energy efficiency of buildings.

Passive Energy Efficiency Measures

These utilise ventilation, daylight and/or orientation as a means of achieving increased energy efficiency within buildings without the use of automation.

Precautionary Principle

The principle that authorities should act prudently to avoid the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive but the potential damage could be significant.

Proximity Principle

The treatment of waste as near as possible to the point at which it arises.

Registered Social Landlord

Registered Social Landlords are organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

Renewable Energy

A term to cover energy flows that occur naturally and repeatedly in the environment for example from the sun, the wind, the oceans or the fall of water. Heat from the earth (geothermal energy), combustible or digestible industrial, agricultural and domestic waste materials as well as the use of plant material (energy crops) are all considered to be sources of renewable energy.

Rural Area

Countryside and settlements of 3000 population or less. This includes the whole of Arran inclusive of all its settlements; all of the Cumbraes inclusive of the settlement of Millport; all areas of Countryside, including villages and other groups of buildings outwith the settlements (of more than 3000 population) of Irvine, Kilwinning, Stevenston, Saltcoats, Ardrossan, West Kilbride and Seamill, Largs, Dalry, Kilbirnie and Glengarnock and Beith.

Sensitive Countryside

Rural areas subject to protective designations such as prime quality land, special landscape areas, Natura 2000 sites etc.

Significant Development Proposals

Industrial, tourist, housing, retail or mixed development of a scale which needs to take account of transport needs, including the needs of walkers and cyclists, and to provide open space.

Site Specific Locational Need

A requirement for a proposed development to be fully justified in terms of it being located on the particular, specific site on which it is proposed. Ownership of the site or proximity to a settlement will not be considered sufficient to demonstrate site specific locational need.

Strategic Investment Site

Stand alone site reserved for large investment projects requiring a substantial area of land with individual identity and amenity. Any proposals for sub-division of the site should recognise the primacy of the site for single user or major multiple developments and any consideration of sub-division should provide sites of a major scale.

Sustainable Urban Drainage

Measures introduced in new developments which aim to minimise surface water run-off and wastewater generated by the development. These can include the use of reed beds to filter water and swales (areas designed to naturally retain water).

Tourist Facilities

Facilities which are primarily for the use of visitors, where a charge is made for entry or use and which generate an economic gain.

Waste Disposal

The disposal of waste by landfill/landraising after all prospects for re-use and recovery have been exhausted.

Waste Management

Includes the reduction, reuse, collection, separation, recovery, reprocessing and disposal of waste. (Bring System (bottle, paper and textile banks), Civic Amenity Sites, Community Schemes, Scrapyards, Mixed Waste Processing Facility, Materials Recovery Facility, Materials Reclamation Facility, Waste Transfer Station, Incinerator, Landfill, Landraise and Composting) Waste to energy options will be considered against policy on Renewable Energy.

Waste Processing

The processing of sorted or unsorted waste streams for onward treatment or reuse.

Waste Recovery

The treatment of a sorted or unsorted waste stream where all prospects for re-use have been exhausted.

Wind Farm

A wind energy installation which comprises more than two wind turbines

Derivation of Additional Housing Land Requirements

13

13 DERIVATION OF ADDITIONAL MARKET HOUSING LAND REQUIREMENTS

13.1 The additional land requirement for each sub HMA has been derived as follows.

Sub Housing Market Area	Annual Requirement (market)	Market Requirement to 2025 (16 years)	Land Supply at 2010 (market housing)	New Additional Requirement (market housing)
Irvine & Kilwinning	155	2,480	1,885	595
Three Towns	125	2,000	920	1,080
Garnock Valley	105	1,680	359	1,321
North Coast	65	1,040	661	379
Arran	20	320	349	0
Total	470	7,520	4,174	3,375

13.2 Sites allocated to meet these market requirements will also require to accommodate affordable housing in line with the mainland affordable housing policy. Allowing for sites accommodating affordable housing, this raises the additional land requirement as follows:

Sub Housing Market Area	New Additional Requirement (market housing)	Addition to Allow for Affordable	Total Additional Land Requirement
Irvine & Kilwinning	595	105 (add 15%)	700
Three Towns	1,080	120 (add 10%)	1,200
Garnock Valley	1,321	0	1,321
North Coast	379	126 (add 25%)	505
Arran	0	0	30 (for flexibility)
Total	3,375	351	3,756

13.3 The additional requirement for the Three Towns and Irvine & Kilwinning sub HMAs has been merged given their proximity, and the preference for the reuse of brownfield land.

13.4 Specific land allocations for affordable housing development have also been made in the Irvine & Kilwinning, North Coast and Arran sub HMAs.

Appendix 1: Schedule of Land Ownership

14

14 Appendix 1: Schedule of land ownership

Description of land owned by North Ayrshire Council	Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land
Ardrossan Harbour & Former Shell Site, Ardrossan	RES2/RES9/TOU3(b)
Princes Street, Ardrossan	Change of Land Use Business & Industry to Town Centre/Retailing - TC1
Land to West of Auldlea Road, Beith	RES2
Reform Street, Beith	PI11
Reform Street/King's Road, Beith	Change of Land Use Town Centre/Retailing to Housing
Brathwic Terrace, Brodick	RES4(9)
Cladach, Brodick	TOU3(e)
Montrose House, Brodick	RES4
Dalry Bypass, Dalry	PI2
Roche Way/Townend Street/Smith Street, Dalry	Change of Land Use from Town Centre/Retailing to Open Space/Housing
Church Street, Irvine	IND5/RES2
Fencedyke Primary School, Irvine	RES4
Irvine Beach Park, Irvine	TOU3(a)
Harbourside, Irvine	RES2
Former John Galt Primary School, Irvine	RES4
Knadgerhill Cemetery Extension, Irvine	PI12
Lamont Drive, Irvine	TC3(c)
North Newmoor, Irvine	IND5
Perceton House, Irvine	RES2
Riverway Commercial Centre, Irvine	TC3(a)
Former Dye Works, Muirend Street & Supermarket, Townhead, Kilbirnie	Change of Land Use Town Centre/Retailing to Housing
Garnock Academy, Kilbirnie	RES2
Land adjacent to Mosscolloch	PI12 & Longer Term Growth Area
Corsehillhead, Kilwinning	RES4
Dovecot Lane, Kilwinning	Change of Land Use Business & Industry to Housing
Nethermains, Kilwinning	IND3/IND5
West Byrehill, Kilwinning	IND5/RES2
Alexander Avenue, Largs	RES4

Yacht Haven, Largs	TOU3(d)
Cemetery Extension, Lochranza	PI12
Sharphill, Saltcoats	IND3/IND5
Springside Farm, Springside	RES2
Kerelaw Glen/Former Kerelaw School, Stevenston	RES2
Drummilling Road, West Kilbride	PI12



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