



# **East Ayrshire Local Development Plan**

## **Volume 1:**

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Strategy & Policy

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# INTRODUCTION

- 1.1 Welcome to East Ayrshire's Local Development Plan (LDP). This document sets out how the Council wants to see East Ayrshire develop over the next 10-20 years. As well as indicating where development should and should not occur, this LDP is more 'place' focussed than previous local plans. It takes a proactive look at how we can create more successful places as well as containing general placemaking and design principles that all development proposals will require to meet.
- 1.2 This LDP covers the whole of the East Ayrshire Council area and provides the Council's planning policy framework for all matters with the exception of opencast coal and mineral extraction which will be the subject of a future separate Minerals LDP. Further details on the production of development plans in East Ayrshire can be found in our Development Plan Scheme via the following link:-  
<http://www.east-ayrshire.gov.uk/Resources/PDF/D/DevPlanScheme.pdf>
- 1.3 The LDP represents the Council's settled view on how East Ayrshire should be developed over the next 10-20 years. It has taken account of a wide range of publications and views including National Planning Framework 3 (NPF3), Scottish Planning Policy, the Council's Community Plan and those representations received at Main Issues Report stage. Various Council strategies such as the Local Transport Strategy, the Local Housing Strategy, the Integrated Urban Development Plan for Kilmarnock Town Centre and the Economic Development Strategy have also been taken cognisance of.
- 1.4 This LDP replaces the East Ayrshire Local Plan 2010 and the Ayrshire Joint Structure Plan 2007 with the exception of those parts which relate to Coal and Mineral Extraction; these policies will remain in force until the Minerals LDP is adopted.

## Format of the Plan

- 1.5 The vision and spatial strategy are set out in Section 2 of this Volume of the LDP. The vision looks forward 20 years and sets out how East Ayrshire will be in the future if the proposals contained in the LDP, as well as the Community Plan and all other Council strategies, are carried through successfully. In line with the requirements of Scottish Planning Policy (SPP), the LDP spatial strategy recognises where most pressure for development lies and also makes provision for growth and regeneration across the whole Council area. This LDP makes it clear that East Ayrshire will be a stronger, more vibrant and diverse economic growth area which is recognised as a place that supports innovation and growing companies.
- 1.6 The LDP contains an introductory section on Placemaking which consists largely of annotated maps showing how five of our larger towns that contain certain services and facilities can become more successful places. Projects identified on these maps are carried through into the Action Programme which sets out how they will be delivered with developer contributions linking into this process where appropriate. Similar maps will be produced for all other communities and will be reflected in future versions of the Action Programme and progress will be reported to the Council's Cabinet through the annual Development Plan Scheme.
- 1.7 Four sections follow setting out the strategies and key planning policies for a range of topic areas. These fall under the broad headings of Places, Economy, Energy & Infrastructure and Environment.

- 1.8 LDP maps for all East Ayrshire settlements and schedules for all sites allocated in the LDP are contained within Volume 2. The LDP is supported by a series of Supplementary Guidance documents and other non-statutory guidance which provide detail on the design of new development and how certain LDP policies such as Affordable Housing and Developer Contributions will be implemented. A full list of guidance can be found at Schedule 9 of the plan.
- 1.9 Also accompanying the proposed LDP and Supplementary Guidance are the updated **Environmental Report** which is based on the conclusions from the **Habitats Regulations Appraisal**. An **Equalities Impact Assessment** of the plan has also been carried out.

## How to use the plan

- 1.10 The whole plan must be taken into account when assessing development proposals. This includes the vision, spatial strategy, policies, proposals and all associated supplementary guidance and non-statutory guidance. Certain policies or plan proposals cannot be ‘cherry-picked’ and used in isolation; all relevant parts of the plan must be considered.

To speak to a Local Development Plans Officer please call: 01563576758

# 2 VISION & SPATIAL STRATEGY

## Community Plan Context

- 2.1 The second Community Plan for East Ayrshire covers the period for 2015 – 2030. The Community Plan has a renewed focus and commitment to work even more closely and effectively together to drive forward our ambitions for East Ayrshire; deliver positive change and secure the best possible future for our communities; and make a real and lasting difference for those who live, work and visit East Ayrshire. The vision for the Community Plan for 2015-2030 is as follows:

***“East Ayrshire is a place with strong, safe and vibrant communities where everyone has a good quality of life and access to opportunities, choices and high quality services which are sustainable, accessible and meet people’s needs”***



The three key Community Plan themes which will be the subject of individual thematic action plans are: ***Economy and Skills***, ***Community Safety*** and ***Wellbeing***. These key themes and the Community Plan vision are, where appropriate, fully embedded into all aspects of the LDP.

## What will East Ayrshire be like in 20 years time?

### The LDP Vision

2.2

*East Ayrshire will be a desirable place in which to live, work, invest and visit.*

It will have a buoyant, sustainable economy with varied and plentiful employment opportunities and pleasant, well designed and affordable places to live. It will contribute to providing a low carbon economy through the use of renewable energy technologies. Its town centres will provide an attractive, welcoming focus for living, shopping, working and leisure.

East Ayrshire will have capitalised on its rich heritage, its quality historic built and natural environment and its close proximity and excellent road and rail links to Glasgow. This transformation will have taken place in a sustainable manner, ensuring that a careful balance is struck between economic growth and protecting the environment.

Above all, it will be a competitive place offering a good quality of life for its residents and for those who will be attracted to live here in the future.



## The Core Area (Kilmarnock and surrounds)

2.3 Kilmarnock will remain East Ayrshire's location for major development and by 2035 the town will have found a new economic role. New development will have been guided to Kilmarnock town centre, assisting in its regeneration, and the former Diageo development site will have been successfully developed and fully integrated with the town centre. Both within Kilmarnock and the wider Core Area settlements, some residents will work elsewhere but there will also be good job opportunities for those who don't, particularly within Kilmarnock town centre and the strategic business locations of Rowallan and Moorfield as well as the smaller commercial areas located within Crosshouse and Kilmaurs.



2.4 The house building industry will have been attracted to build major new housing areas in Kilmarnock with medium sized development in Crosshouse and Kilmaurs and smaller scale development taking place in Crookedholm and Knockentiber. The strong focus on placemaking and good design will have made sure new housing areas and all other new development are of the highest quality. Much work to preserve and enhance valuable older buildings particularly within Kilmarnock town centre will have been completed further adding to the town's success. Dean Castle and Country Park will be a prominent and nationally recognised tourism destination.



## Cumnock Area

2.5

The town centre of Cumnock will have been transformed by the redevelopment of the Glaisnock Shopping Centre and the improvements to older buildings within the town. It will retain and build upon its function as a market town serving both its residents and those of surrounding towns and villages. The exemplar development at Knockroon will be a well-designed sustainable neighbourhood supportive of the town centre and will have created additional jobs. Caponacre to the south of Cumnock will have changed into a bustling mixed use area providing additional employment opportunities for those living within the Cumnock area settlements.

2.6

The other towns within the Cumnock area will all see successful new housing areas being built providing a vital boost to the local construction industry and support retailing and local economic development.

2.7

Tourism opportunities at Dumfries House, Auchinleck Estates and Catrine will have been exploited attracting new visitors to the area.



## The Northern Area

- 2.8 Stewarton will have continued to successfully deliver larger scale high quality new housing development taking advantage of market demand in the area. Improvements will have been made to the network of green spaces which run through the town providing opportunities for local people to exercise further adding to its appeal. The town's green network will have been linked to foot paths in the surrounding rural areas providing opportunities for long distance walking and cycling to Dunlop and beyond. Stewarton's town centre will have seen environmental improvement and redevelopment making it a successful retail and service centre for those living in the town and in smaller villages and rural area nearby.



- 2.9 High quality, smaller scale developments in Fenwick and Dunlop will have taken place, exploiting the proximity of the villages to the M77 and Glasgow whilst maintaining the character of the villages.



## The Doon Valley

- 2.10 Dalmellington will have established itself as a visitor friendly town, making the most of surrounding tourism and environmental opportunities. Sympathetic development on vacant sites and general environmental improvements will have regenerated the town centre to make it a bustling popular town for those visiting nearby Craigengillan Estate, the Dark Sky Park, Loch Doon and the opportunities that will come from Dalmellington being a gateway to the UNESCO Biosphere designation.
- 2.11 Patna, having significant physical capacity for growth, will have delivered successful new housing developments and similarly, Dalrymple will have exploited its proximity to Ayr and will have successful new housing areas.



## The Irvine Valley

2.12 The Irvine Valley will have a network of established and well used foot and cycle paths linking its settlements and Loudoun Hill and Priestland will be recognised as the eastern gateway to Ayrshire. This, together with the ski slope at Newmilns, the development of Loudoun Castle Estate as a major tourism destination of choice and Darvel's status as a music town, will have boosted the local economy in the area.

2.13 Moderate levels of well-designed house building, including affordable housing will have taken place on both vacant brownfield sites and on greenfield sites in Galston with smaller scale housing development taking place in Hurlford, Newmilns and Darvel. Additionally, building on the success of regeneration in Newmilns town centre, Galston's town's built heritage will have been preserved and enhanced through a successful Conservation Area Regeneration Scheme. New businesses will have been attracted to Brown Street in Newmilns increasing employment opportunities for local people.



## The Rural Area

2.14 The rural area of East Ayrshire will be one of its most valuable assets. Limited housing and business development will have taken place to sustain the rural economy and sympathetic tourism opportunities will have been developed attracting more people into the area. Wind energy development will have taken place to ensure that the potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, whilst giving due regard to relevant environmental, community and cumulative impact considerations.



## The Spatial Strategy

2.15 This vision will be delivered by the **spatial strategy**.

2.16 The key aim of the spatial strategy is to promote high quality, **sustainable development**. There will therefore be a presumption in favour of development which contributes to sustainable development, defined for this purpose as enabling and supporting development that balances the costs and benefits of a proposal over the longer term.

In general terms this means:-

- Directing development to accessible locations to reduce the overall need to travel. Where travel is necessary, locations accessible by a variety of modes of public transport as well as walking and cycling are prioritised;
- Directing development to East Ayrshire's settlements;
- Identifying development opportunities in locations with the infrastructure and landscape capacity to accommodate them;
- Identifying opportunities for renewable energy development, particularly wind energy development, giving due regard to relevant environmental, community and cumulative impact considerations;
- Giving priority to the reuse of brownfield land and buildings;
- Making provision for sensitive development in the rural area with those most sensitive parts being afforded higher levels of protection;
- Ensuring that all development is of the highest quality design and contributes positively towards making the area concerned a successful place thereby improving the quality of life and health of residents, stimulating private investment, attracting visitors to the area and assisting in reducing carbon emissions.

## Location of Growth

2.17 The LDP spatial strategy recognises that most pressure for development lies in the north with a particular focus on Kilmarnock and the northern settlements of Stewarton, Fenwick, Kilmaurs and Dunlop and to a lesser extent, Galston. This is primarily because of their proximity to the strategic road network and the Glasgow conurbation.

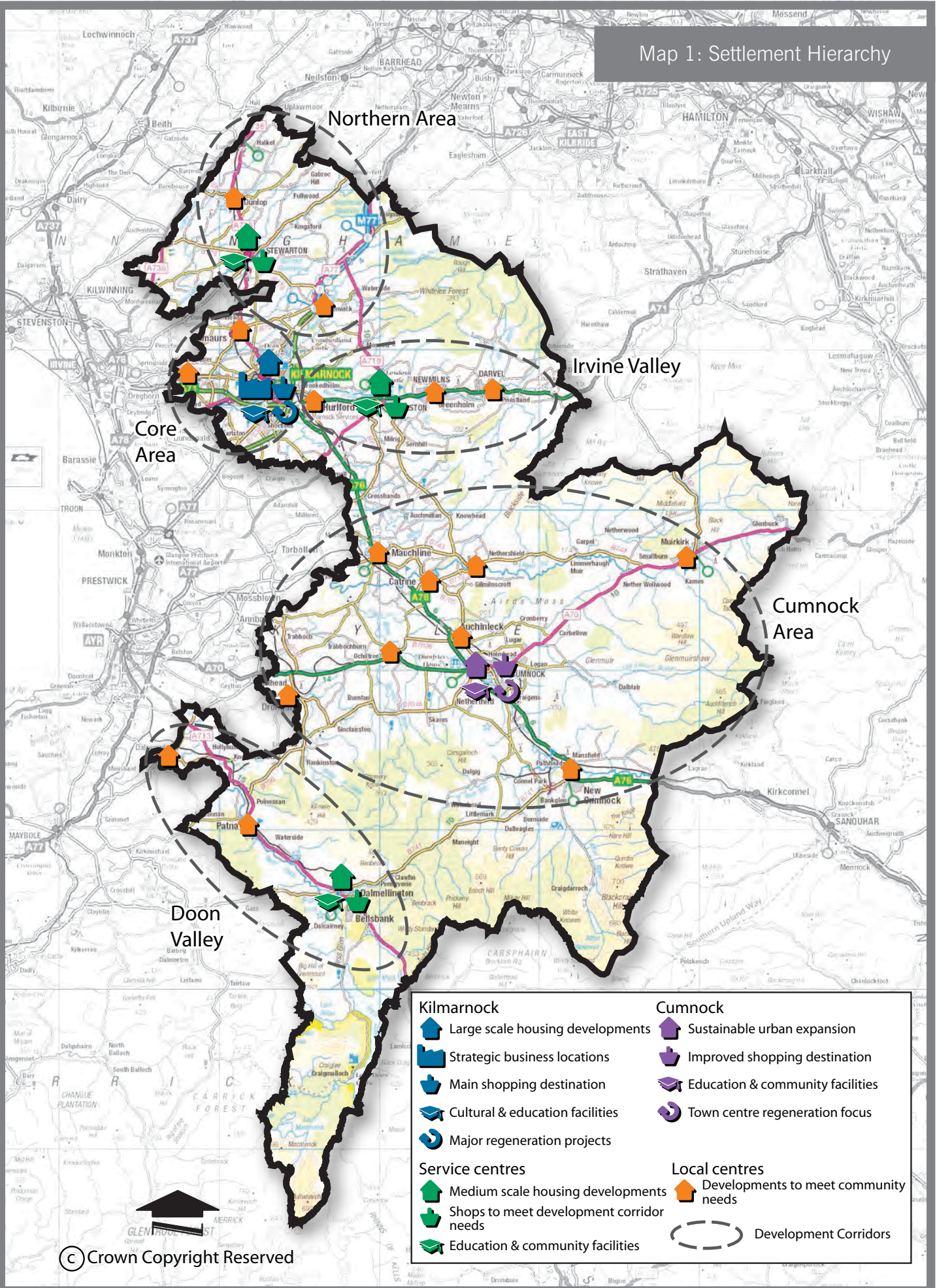
2.18 This does not mean, however, that the spatial strategy fails to address and encourage growth and regeneration in the remaining settlements in the north and in the southern part of East Ayrshire. For example, throughout all town centres the Council is promoting town centre living with a focus on affordable housing. Additionally a large extension to Cumnock is underway and the Council is continuing to progress the regeneration of Cumnock town centre.

## How will the spatial strategy be delivered?

### The Spatial Strategy

2.19 A key role of this LDP is to state how much land is needed over the plan period for different types of land use and then to identify where the most appropriate locations for this type of development are. The spatial strategy and settlement hierarchy, illustrated in map 1 below, helps in this process by looking at which towns and villages can accommodate certain scales of development. Within this hierarchy, the five service centre towns of Kilmarnock, Cumnock, Galston, Stewarton and Dalmellington serve the surrounding local centres and rural villages for employment, retailing, leisure and recreation and secondary schooling. The five sub areas within both the vision and the spatial strategy and settlement hierarchy are: The Core Area (i.e. Kilmarnock and surrounds), the Irvine Valley, the Northern Area consisting of Stewarton and surrounding villages, the Cumnock area and the Doon Valley.

Map 1: Settlement Hierarchy



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- 2.20 All new development requirements can be met within, or on the edge of, existing settlements meaning no new settlements are needed.
- 2.21 In development terms, the core town of **Kilmarnock**, East Ayrshire's largest town, has most capacity for growth with most major developments and major regeneration projects being directed to and promoted here as existing services and infrastructure have capacity to accommodate them comfortably. Kilmarnock serves the whole of East Ayrshire in terms of its retail offer and employment opportunities and is strategically well located adjacent to the M77/A77, A71 and A76.
- 2.22 Within Kilmarnock three large scale greenfield housing development sites of over 200 units are identified as well as a number of smaller, largely brownfield sites which will take up vacant land and consolidate the urban area.
- 2.23 East Ayrshire's strategic business locations, Rowallan and Moorfield are within Kilmarnock as is the major redevelopment opportunity of the former Johnnie Walker/Diageo factory site which presents an exciting opportunity for high quality regeneration on the edge of the town centre. A future strategic business growth area has been identified to the east of the A77 at Kirklandside, adjacent to the Bellfield Interchange. The aim is to create a M77/A77 'business corridor' and strengthen links with existing business and industrial opportunities between Prestwick Airport and the Glasgow conurbation, complementing and capitalising on the implementation of the Glasgow and Clyde Valley City Deal. As set out in the LDP Action Programme, the Council will carry out a feasibility study on the Kirklandside area, examining its potential to accommodate a new strategic business and industrial area.
- 2.24 Medium to large scale development and regeneration will be directed through the LDP spatial strategy to East Ayrshire's second largest town of **Cumnock**.
- 2.25 Knockroon, a sustainable major neighbourhood extension to Cumnock is proposed on its western edge. This comprises a mixed use development of up to 770 houses, employment and community uses and open space. Large scale regeneration is also required in Cumnock town centre; the LDP promotes this and gives guidance as to how this should look in the placemaking section. A revived business quarter at Caponacre, Cumnock is also proposed through this LDP.
- 2.26 The towns of **Galston**, **Stewarton**, and **Dalmellington** serve surrounding local centres and rural villages in terms of retailing, secondary education and sports and leisure facilities. Medium scale development commensurate with the size of the town will be directed to them and sites of a similar scale are identified in the LDP. Physically, Stewarton offers more opportunity for growth in terms of the suitability of its landscape to accommodate development. However, the capacity of Stewarton Cross to accommodate significant increases in traffic volumes is an issue which will require regular monitoring as housing sites are developed.
- 2.27 East Ayrshire contains a number of **local centres** where small to medium scale development or, where appropriate, small or medium scale extensions, are likely to take place. Some local centres offer more opportunity for growth than others.
- 2.28 East Ayrshire's **rural villages** are important centres of population which contribute to the vibrancy of the rural area and some small scale development is envisaged in a number of these settlements.
- 2.29 With regard to the **rural area**, this will be the main area where wind energy development is likely to be located, and the appropriateness of such development will be based upon the spatial framework for wind energy development set out in Volume 1, Section 6 of the Local Development Plan. Otherwise, the northern part of East Ayrshire is under more pressure for (mainly residential) development than the remaining part from Mauchline southwards. For this reason the plan provides for a Rural Protection Area in the north around Kilmarnock, Stewarton, Dunlop and the Irvine Valley where rural housing is more strictly managed. In the remaining rural areas, the plan provides more opportunity for new houses. This approach will prevent the more pressured rural areas becoming suburbanised by houses for commuters travelling to the city and will help to boost the economy in the more remote rural parts of East Ayrshire.

## Delivering the Spatial Strategy

2.30

The subject strategies and policies of this LDP set out in detail how the spatial strategy will be delivered. However, to effectively deliver the spatial strategy, there are policy matters that are relevant to ALL development. In this regard, Overarching Policy 1 has been prepared.

### Overarching Policy OP1

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All development proposals will require to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development in the context of the subsequent relevant policies in the Local Development Plan and Scottish Planning Policy would outweigh any lack of consistency with the relevant criteria:

- (i) **Comply with the provisions and principles of the LDP vision and spatial strategy, all relevant LDP policies and associated supplementary guidance and non-statutory guidance;**
- (ii) **Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;**
- (iii) **Ensure that the size, scale, layout, and design enhances the character and amenity of the area and creates a clear sense of place;**
- (iv) **Where possible, reuse vacant previously developed land in preference to greenfield land;**
- (v) **Be of the highest quality design by meeting with the provisions of SPP, the Scottish Government's policy statement Designing Streets, the Council's Design Guidance and any master plan/design brief prepared for the site;**
- (vi) **Prepare Master Plans/Design Statements in line with Planning Advice Notes 83 and 68 respectively where requested by the Council and/or where this is set out as a requirement in Volume 2 of the LDP;**
- (vii) **Be compatible with, and where possible implement, projects shown on the LDP placemaking maps;**
- (viii) **Ensure that there is no unacceptable loss of safeguarded areas of open space/green infrastructure and prime quality agricultural land;**
- (ix) **Protect and enhance natural and built heritage designations and link to and integrate with green infrastructure where possible;**
- (x) **Ensure that there are no unacceptable impacts on the landscape character or tourism offer of the area;**
- (xi) **Meet with the requirements of all relevant service providers and the Ayrshire Roads Alliance; and**
- (xii) **Be accessible to all.**

## Strategic Environmental Assessment

2.31

The LDP has been the subject of a full Strategic Environmental Assessment as required by the Environmental Assessment (Scotland) Act 2005 in order to determine whether it is likely to have a significant impact on the environment. All provisions of the LDP have been assessed and where there are adverse environmental impacts, mitigation measures have been proposed. Enhancement measures have also been provided where appropriate. Developers must ensure that these measures are integrated at planning application stage and this is reflected in policy OP2. The maps in Volume 2 indicate which sites have mitigation/enhancement requirements and the site description notes are cross referenced to the Environmental Report. This will allow developers to easily access their site requirements.

# Strategic Environmental Assessment

## Overarching Policy OP2: Implementation of the SEA Environmental Report

In bringing forward their proposals, developers will require to implement the relevant enhancement and mitigation measures contained within the Environmental Report relating to the appropriate site assessments for residential, business and industrial, retail and other LDP site allocations. Proposals failing to do this will not be supported by the Council.

### Climate Change

- 2.32 The effects of climate change are well documented and it is clear that this LDP has a key role to play in addressing its causes (Mitigation) and dealing with its effects (Adaptation). Whilst there is no chapter within the LDP specifically covering this subject, Climate Change issues are embedded in all aspects of the plan.

### Mitigation

- 2.33 If we are to ensure that everyone has access to quality housing and jobs, it is inevitable that new development will be required which in itself will result in increased carbon emissions. However, this LDP mitigates against this by ensuring that:
- new development sites are in locations easily accessible by public transport to reduce private car trips;
  - that the layout of developments are designed to be energy efficient for example maximising the sun's energy or 'solar gain';
  - buildings themselves are energy efficient in their construction and that low and zero carbon generating technologies are installed wherever possible;
  - peatland and carbon rich soils which form important carbon sinks are protected from inappropriate development;
  - the full potential for electricity and heat from renewable sources is achieved, in line with national climate change targets, giving due regard to relevant environmental, community and cumulative impact considerations.

### Adaptation

- 2.34 In tandem with reducing our greenhouse gas emissions, it must be ensured that we deal with the effects. Particular regard must be had to the threats of flooding and in this regard the LDP has ensured as far as possible that development in areas of flood risk is avoided or where this is not possible that potential flooding issues are flagged at an early stage so that they can be addressed by the development industry. All development is required to demonstrate sustainable drainage solutions.
- 2.35 Green Network objectives such as urban woodland and rural forestry expansion are also an important part of mitigating against and adapting to the threats faced by climate change. The placemaking section of the plan highlights key opportunities for improving our green network; and forestry and woodland policy and non-statutory guidance in the form of the Ayrshire and Arran Forestry and Woodland Strategy sets out where woodland planting and expansion is encouraged.

# 3 PLACEMAKING

## 3.1 Creating successful places is one of the main aims of this LDP

## 3.2 How does this LDP contribute effectively towards placemaking? It does this by:

- Ensuring that all development meets with Overarching Policy OP1, the Placemaking elements of SPP, the Scottish Government's Designing Streets and the Council's Design Guidance;
- Requiring master plans/design statements for certain developments as per policy OP1;
- Highlighting in map form which projects and interventions will best contribute towards making all East Ayrshire settlements more successful, sustainable places. These projects are carried forward into the LDP Action Programme which sets out how they will be delivered and how Developer Contributions will be directed towards delivery where appropriate.

## The qualities of successful places

## 3.3 The Scottish Government policy document 'Creating Places' recognises that the most successful places generally have 6 qualities in common, these being:

- A **distinct** identity
- **Safe and pleasant** spaces
- **Easy to move around** - especially on foot
- **Welcoming**
- **Adaptable** i.e. they can adapt to changing circumstances
- **Resource Efficient** i.e. they make good use of scarce resources

## 3.4 The Council wants to make sure that all East Ayrshire settlements are as successful as they can be. To that end it has produced placemaking maps initially for the five communities of Kilmarnock, Cumnock, Galston, Stewarton and Dalmellington. However, placemaking maps will be prepared for all East Ayrshire's settlements and the timetable for this is set out in the Action Programme. Consultation on these will take place as they are produced and they will form supplementary guidance and will therefore form part of the LDP.

## 3.5 The placemaking maps are a distillation following assessment of those specific projects that can make the most impact in achieving the 6 qualities set out above. In line with Scottish Government policy guidance, the Council has focussed on deliverable projects and has avoided over aspirational measures. The idea is that these placemaking maps will guide future development and regeneration efforts and will assist the Council and local communities in funding bids.

- 3.6 Sources of information for the placemaking maps are varied. Where a Local Community Action Plan has been prepared by communities in association with the Council's Vibrant Communities Service, these have been taken full account of. In preparing the placemaking maps initially for the five towns, Dalmellington was the only town with an agreed Action Plan in place. As each additional placemaking map is produced, it will take full account of agreed Community Action Plans. Other sources of information are previous work such as the Kilmarnock Integrated Urban Development Plan (IUDP) and the Four Towns Enquiry by Design Reports, the latter reports produced by the Princes Foundation for Building Communities.
- 3.7 The maps all share set types of placemaking projects. These are:
- Opportunities to create new or improve existing footpath/cycle routes – this type of project is of key importance as the Council wants to encourage more active travel to reduce carbon emissions from cars and to promote healthy lifestyles
  - Priority buildings and redevelopment sites particularly brownfield opportunities
  - Streetscape improvements
  - Housing development opportunity sites including future growth areas 2025+
  - Blue and green network/infrastructure opportunities
  - Opportunity for gateway features
  - Protection and enhancement of the historic core
  - Areas forming a landscape setting to the town which merit protection from development
  - Opportunities for civic space improvements
  - Areas which would benefit from temporary greening
  - Green space requiring improvement
  - Housing improvement areas

# Kilmarnock

3.8 Kilmarnock is East Ayrshire's largest town. It is well located on the strategic road and rail network and provides good opportunities for investment, be that for industry, offices, retailing or commercial leisure. It contains a stunning country park and high quality Victorian parks which, together with the Kilmarnock Water, form an attractive blue/green network running through the heart of the town.

3.9 Its built environment consisting of the medieval core and surrounding grand Victorian streets, gives great distinctiveness to Kilmarnock's central area and this is set to continue with many of these buildings already having benefitted from grant funding from the Heritage Lottery Fund and Historic Environment Scotland. It could be said that in many ways, Kilmarnock is already a successful place. However, the Council is of the view that Kilmarnock has great potential to be a more successful place.



*The proposed interventions for Kilmarnock are as follows:*

## Future Growth

3.10 At a strategic level, the town should grow to the north-west, west and south-west in residential terms. Future business and industrial growth to the east will be considered in a future review of this LDP. These areas can best accommodate growth into the landscape and are accessible by all modes of transport.

## Green/Blue Network Improvements

3.11 Kilmarnock's high quality green infrastructure should be protected and enhanced by improving links between the current network of green spaces and the town centre. The town centre itself turns it back on the river and this should be addressed by enhancing riverside walks and providing active street frontages on to the river where feasible.

3.12 An extensive 'figure of 8' cycle and footpath route should be developed around the town, providing opportunities for residents of all ages as well as visitors to exercise and travel around the town and gain access to the town centre safely by cycle or foot. The 'figure of 8' should be developed to integrate functional and recreational routes.

## The One Way System

3.13

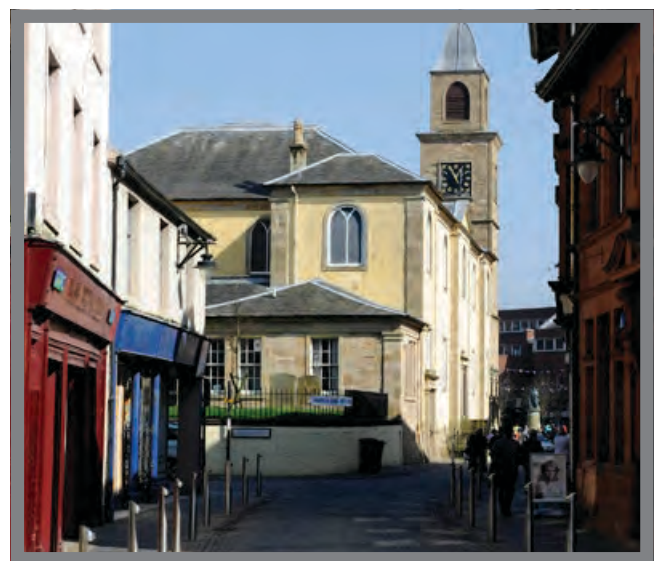
A key constraint within the town is the one way system which forms a circular route around the core shopping area of the town centre. It acts as a barrier to pedestrians and has the effect of closing off the town centre particularly the areas to the east of Sturrock Street. Links to the Palace Theatre and the cultural quarter around the Dick Institute require improvement. The underpass leading from the palace theatre to the Burns shopping mall needs to be completely upgraded and redeveloped into a safer above ground crossing. Work is underway to identify a series of improvements, both engineering and environmental, to this circulatory route to open up the centre to the rest of the town and to make it a more safe and pleasant place to be. These improvements will benefit the town as a whole.



## Redevelopment Opportunities

3.14

Key redevelopment opportunities within the town include improvements to the multi storey car park to make it more attractive and safe, particularly at night. The buildings at 30-38 John Finnie Street, Strand Street and West George Street should be promoted for business, building upon the successful office development at the Opera House and the concentration of Council offices at the Johnnie Walker Bond, Strand Street. This part of John Finnie Street and West George Street will therefore become a Business Hub. The successful specialist shopping found along Bank Street should be extended onto John Finnie Street to form a specialist shopping hub.





- 3.15 Regeneration of the former Johnnie Walker site is of vital importance to the town. Construction of the new college building is underway and work to find suitable uses for the remainder of the site continues. In line with the college, it is vital that a well-designed active frontage onto Hill Street is part of the design of any new development for this part of the site. Direct road and pedestrian links to Western Road are likely to be required to ensure that the development of the northern portion of the site can go ahead. Some of the Council's three storey housing stock to the north of the former Johnnie Walker site is in a poor condition and does not meet tenant's current needs. The Council therefore intends to improve this by demolishing selected blocks and rebuilding more suitable house types. Other blocks may simply be upgraded to improve the standard of accommodation and their appearance.

## Town Centre Links

- 3.16 The underpass at the train station is not only the first part of Kilmarnock that those arriving by train see, it is also the most direct walking route from the former Johnnie Walker site to the town centre. Currently this important link is in a poor state. A key priority of the Council, Network Rail and the developers of the former Johnnie Walker site should be to upgrade this part of the train station. This will make it feel more welcoming and if properly signposted will give people a better understanding of how to access different parts of the town.
- 3.17 The Council would also like to see the development of a 'Cultural Quarter' in the vicinity of the Dick Institute and will investigate what opportunities there are to enhance the cultural offer from a redeveloped Kilmarnock Academy. Links from the town centre to London Road are proposed as part of the improvements to the one way system in the Sturrock Street area, which would encourage increased footfall to this area.



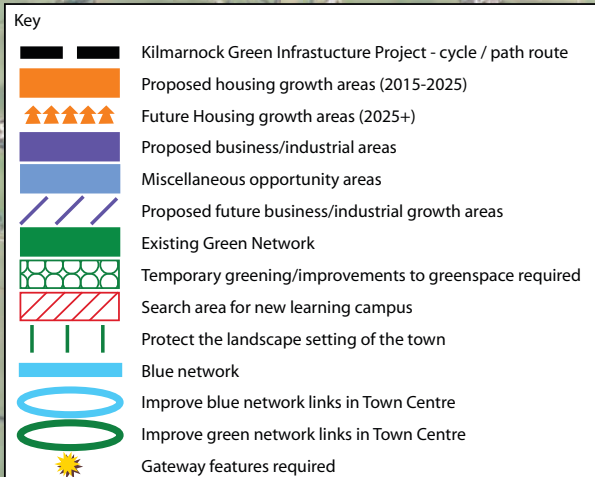
## King Street

- 3.18 King Street is the pedestrianised main shopping street which empties at 6pm resulting in an underused street and little in the way of an evening economy. The Council wants to create a night time economy here and on the pedestrianised section of Portland Street to complement John Finnie Street. A relaxation of the permitted uses on this street to encourage this type of activity will assist this process. The ground floor of the former Bank building at the north end of King Street is vacant and has been for some time. As a signature building in Kilmarnock town centre it would benefit from being converted to a restaurant or similar use with outdoor tables and seating to breathe life back into the town centre in the evening. To ensure that a new and active use is established, the Council would consider Compulsory Purchase of this building.
- 3.19 The Council is keen to secure universal access to free wi-fi within Kilmarnock town centre and will consult with the telecommunications industry to examine how this can be achieved.

## Environmental Improvements

- 3.20 The southern end of the town centre suffers from poor environmental quality and would benefit from shop front improvements and redevelopment. The Former ABC cinema on Titchfield Street in particular, has lain vacant for a significant number of years and is being promoted for a wide range of town centre uses. Two large retail sites have planning consent but development has not started. They are currently covered in rubble and further detract from the attractiveness of this part of the town. Temporary greening of these sites is encouraged.
- 3.21 Kilmarnock has many assets and the Council believes the interventions shown on the maps and described above will make it reach its potential of being a truly great place.

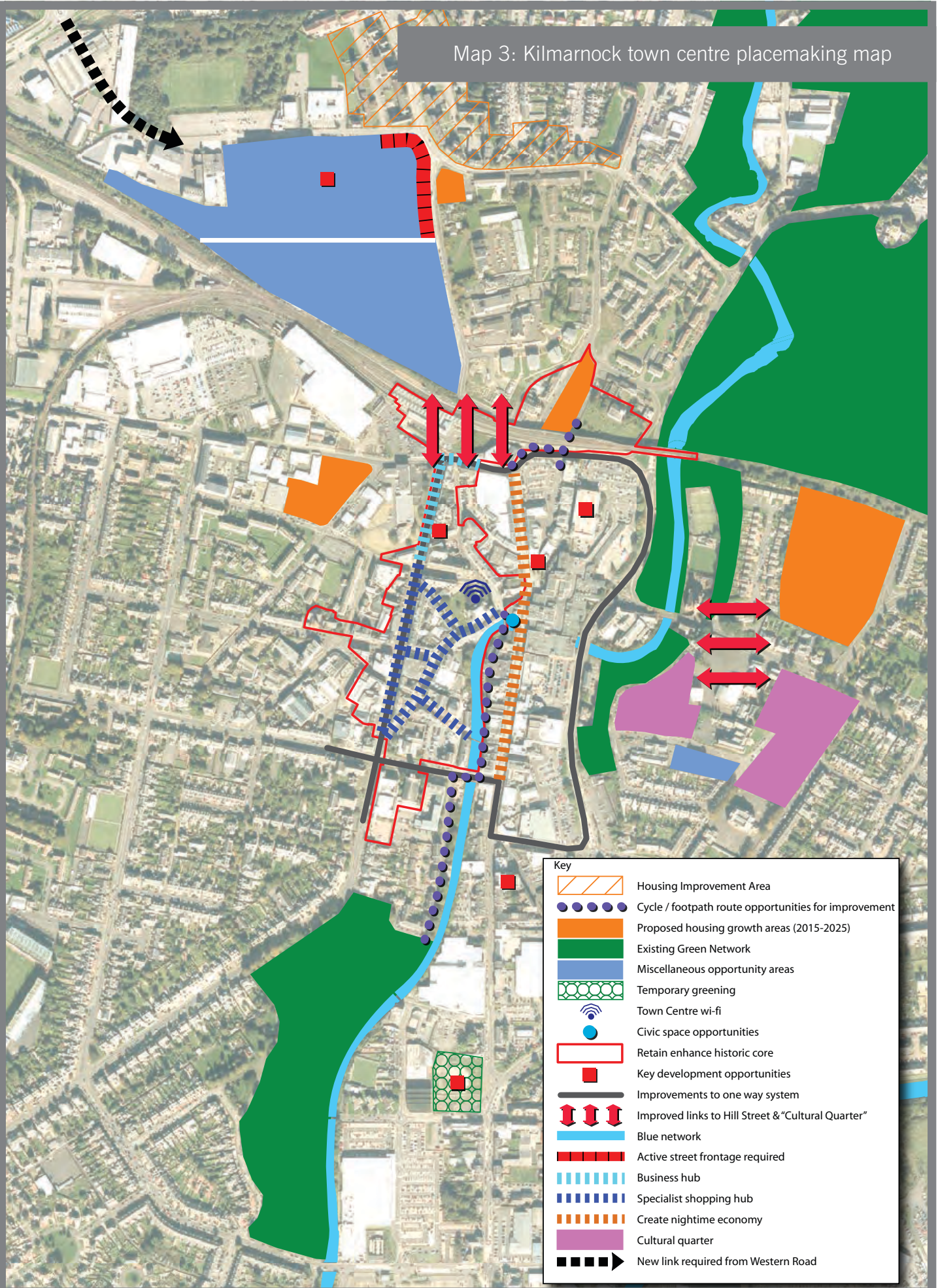
Map 2: Kilmarnock Placemaking map



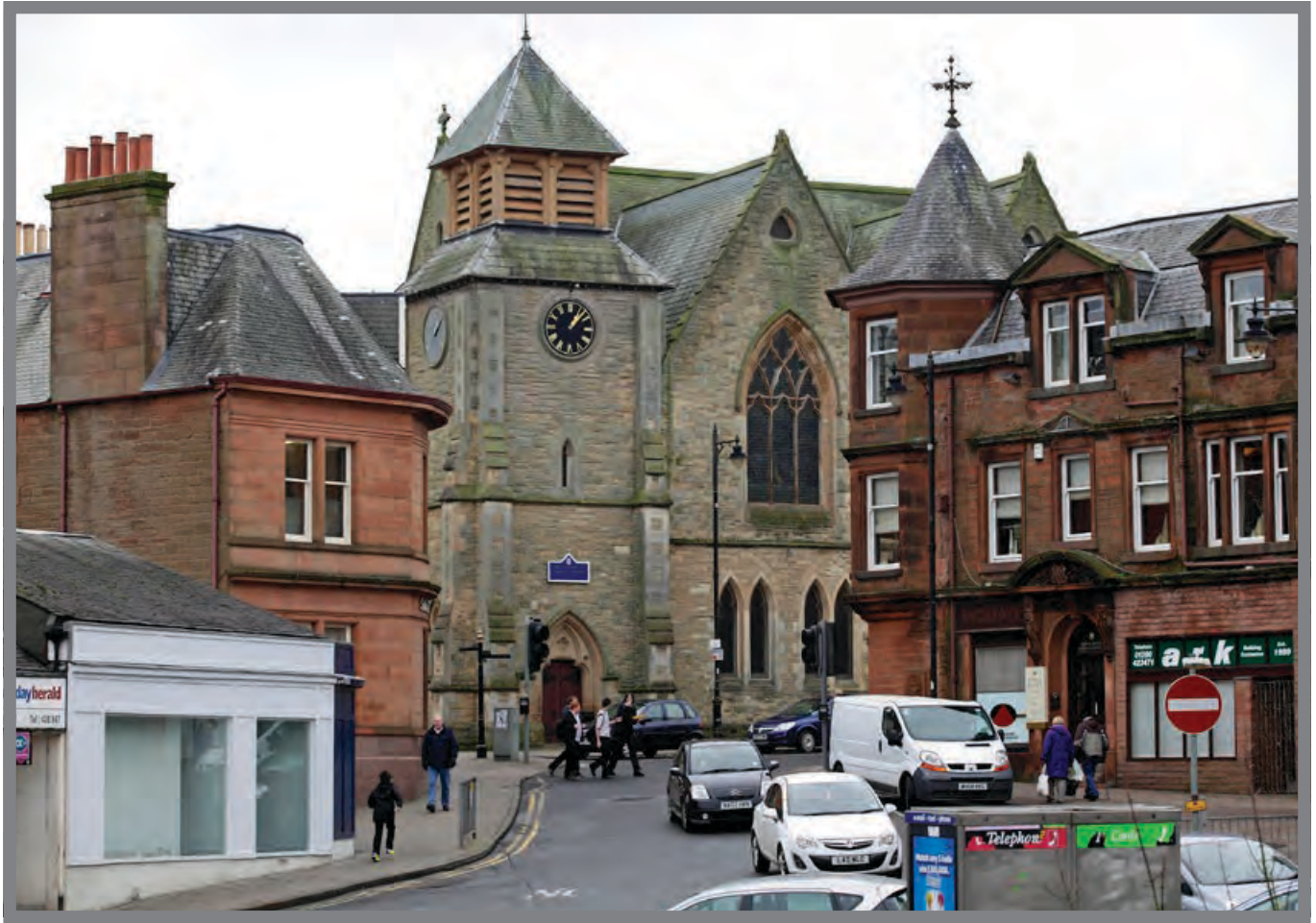
Kilmarnock Town Centre Inset



Map 3: Kilmarnock town centre placemaking map



# Cumnock



- 3.22 Historically, Cumnock has served as a busy market town to its surrounding smaller towns and villages with many of its population employed in the deep mines that were once located close to the town.
- 3.23 The loss of the deep mining industry, upon which the area was heavily reliant in the 1970's and 80's, resulted in high unemployment rates and a legacy of decline and dereliction. Cumnock was no longer able to maintain its position as a thriving market town and the commercial nature of the town centre was undermined. Whilst the town remains an important centre for convenience shopping and local services, it does not compete with Kilmarnock and Ayr in terms of destination shopping. Retail vacancy rates in the town centre are high with 25% of available retail floorspace currently vacant.
- 3.24 Woodroad Park to the north of the town centre is underused and Caponacre Industrial Estate to the south of the town has a high vacancy rate and many of its buildings are in a poor condition.
- 3.25 The vision for Cumnock, as is stated in the LDP vision, is to reinstate Cumnock as a bustling market town by elevating its status as a retail destination in terms of attracting more specialist shops and quality convenience and comparison (i.e. clothes and furniture etc.) outlets and that this be linked with the ongoing expansion of Knockroon and other housing sites. The attractive built form of the town centre which traditionally served as the market town is still in place and is particularly suitable for this type of development. It consists of the historical core comprising the Old Church in The Square, the Mercat Cross and the commercial core of the town centred around Lugar Street and Glaisnock Street. Some placemaking measures are now required to join up the existing disjointed spaces within the town centre.

3.26

As part of its school rationalisation programme, the Council has examined options for amalgamating schools in Cumnock and Auchinleck and locating them on a new campus in Cumnock. A consultation exercise has been undertaken under the Schools (Consultation) (Scotland) Act 2010. The Council as education authority has now made a decision to proceed with a new education and community campus at Broomfield Park. A proposal for this is described under the proposed interventions for Cumnock below.

*The proposed interventions for Cumnock are as follows:*



## Town Centre Improvements

3.27

Key to the future success of the town will be the design of a new retail building on the site of the Glaisnock Centre once it has been demolished. The juxtaposition of the new building with the townscape surrounding it will be especially important. Of particular significance will be the design of the areas linking Glaisnock Street and Townhead Street to the proposed new retail centre. There is an opportunity to create a new and important civic space in the vicinity of the Gorbals Bridge. The relationship of this area to any car parking serving the retail centre will be critical and should form part of any design for the replacement retail centre.

3.28

Road and pavement surfaces within the core historic area and on Glaisnock Street should be upgraded with higher quality materials to increase the overall attractiveness of the town centre and to link up the disjointed elements of the town centre. Improved traditional signage and interpretation boards directing people to the attractive path network within and surrounding the town should also be installed.

3.29

Resurfacing should extend into The Square. Additional landscaping and trees should be introduced to soften its appearance and attract higher footfall and a more varied range of retailers. An attractive addition to the square would be cafés with outdoor seating.

3.30

With regard to the path network, both footpath and habitat networks along the river require to be enhanced and the old railway line from Cumnock to Lugar should be upgraded to a footpath. This also has the potential to be extended onwards to Muirkirk and Glenbuck.

3.31

The Council is keen to secure universal access to free wi-fi within Cumnock town centre and will consult with the telecommunications industry to examine how this can be achieved.

## Woodroad Park

- 3.32 Woodroad Park is a much underused resource with visitor numbers declining rapidly following the closure of the outdoor swimming pool. Forming a key element of the town's attractive green network, it has the potential to be a high quality and busy town park being as it is located close to the town centre. Upgrading of the footpaths and facilities is encouraged and a new bridge within the park to enable more locals and visitors to use it has been identified. The entrances and links to the park from various parts of the town would also benefit from improvement. Improved links from Woodroad Park to the town centre and then along the river to Knockroon and Dumfries Estate would be desirable in terms of placemaking.

## Caponacre Business District

- 3.33 A new approach is advocated for Caponacre. The vision is for it to become a thriving, well designed and laid out business district so that it can add to Cumnock's revitalisation. To do this the range of acceptable uses on the site has been widened (see CUMNOCK5 in Volume 2 of the Plan).

## Knockroon Sustainable Community and links to Dumfries House

- 3.34 Knockroon forms a sustainable urban extension to Cumnock and its master plan is the result of a week long Enquiry by Design process involving a wide range of stakeholders. Building of the new neighbourhood is well underway. It will include approximately 770 houses, shops to serve local convenience needs and workspaces for people who wish to start small businesses. The Knockroon Master plan closely follows the principles set out in Designing Streets in that it is a well-designed walkable neighbourhood and has good footpath links to the town centre and nearby Dumfries House. The Knockroon Design Code sets out the key principles of design that must be followed in each phase of development and is retained as non-statutory guidance.

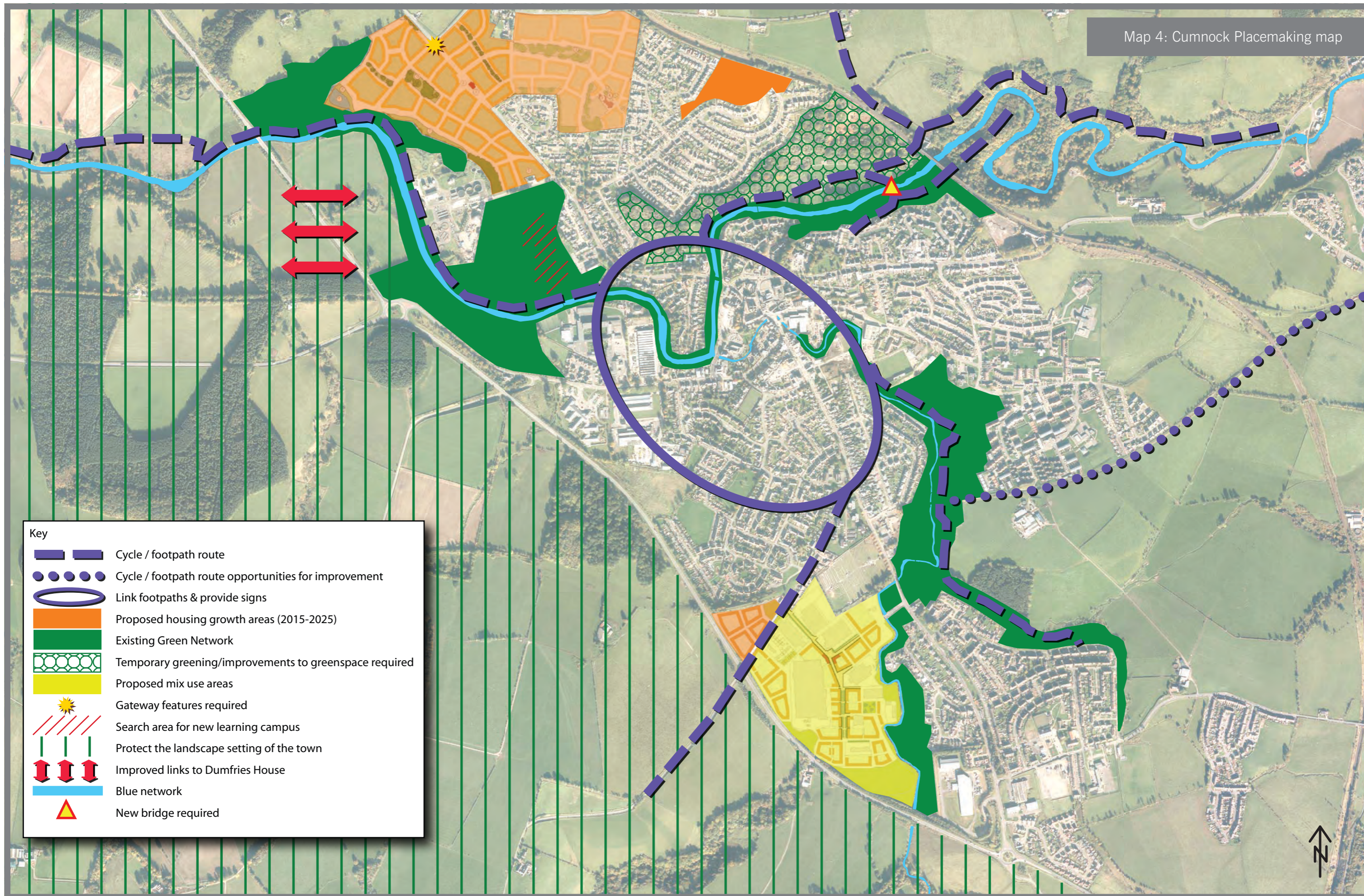


- 3.35 Cumnock is already an attractive historic town. However, with the successful redevelopment of the Glaisnock Centre and the implementation of all actions listed above, its appearance will be further improved and more new investment will be attracted there further adding to its 'market town' status.

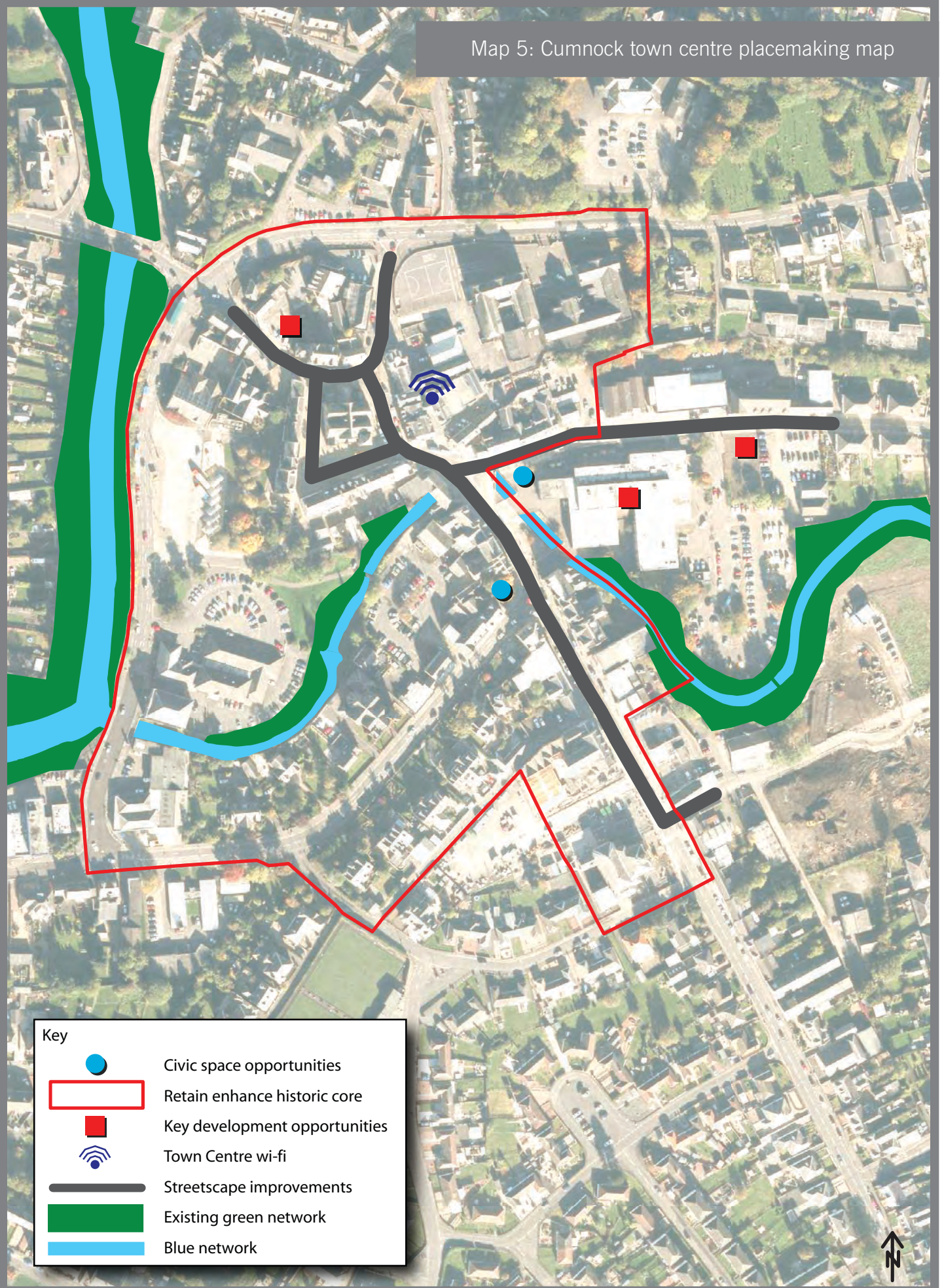


- 3.36 The Council will continue to investigate the development of a new education and community campus at Broomfield Park, Cumnock, under PROP 5. The campus is intended to incorporate a merged Auchinleck Academy and Cumnock Academy, merged primary school facilities to replace Greenmill Primary School, Barshare Primary School and Hillside School, associated supported learning and early childhood centres and further education and business enterprise facilities. The site being investigated focuses on the indicative area shown on the settlement map for Cumnock (Map 9). The exact nature of the development and the boundaries of the site have yet to be determined through the planning process. Development of the campus will follow a masterplan approach to ensure that the proposal is environmentally acceptable and that appropriate infrastructure is provided. The proposals will include the retention or provision of sports and recreation facilities on the campus for education and community use.

Map 4: Cumnock Placemaking map



Map 5: Cumnock town centre placemaking map



# Galston



- 3.36 Galston plays an important role in providing for the day to day needs of residents of both the town itself and of the wider Irvine Valley area in terms of convenience shopping, secondary schooling and a range of commercial, community and recreational services and facilities. It is easily accessible, being located on the A71 with good links to Kilmarnock, Glasgow and the M74 to the east.
- 3.37 Galston is also well located to take advantage of various opportunities within the wider area. The former Loudoun Castle theme park represents an exciting re-development opportunity to attract new businesses and visitors to the town whilst the new Tesco store on the outskirts of the town provides a new reason for people to visit Galston.
- 3.38 The key challenges facing Galston relate mainly to the appearance of the town centre and key areas of underused green space. Walking routes in and around the town would benefit from improvement, as would links to Loudoun Academy and Loudoun Castle Estate.

## *The proposed interventions for Galston are as follows:*

### Tackling vacant properties and sites

3.39

The historic core of Galston is a designated conservation area and contains a number of listed buildings that help contribute to the town's character and sense of place. The town has been awarded a Conservation Area Regeneration Scheme (CARS), which recognises the importance of the town's historic fabric. However, Galston town centre demonstrates various signs of distress with vacant and poorly maintained properties and sites, detracting from what should be an attractive and vibrant small town. The re-use and redevelopment of these small but prominent sites and buildings would have the single biggest impact on making Galston a more successful place. These buildings are all identified priorities in the CARS.



### Investing in temporary greening

3.40

It could be some years before the vacant site at Barmill Road is developed and in the meantime, it is considered appropriate to undertake temporary greening of the site in conjunction with the owner. This will reduce the negative impact the site currently has on the immediate area.



### Improving the streetscape of the town centre

3.41

Galston's small town centre is characterised by a traditional street pattern of relatively dense development with limited areas of public space. The small pockets of public space that do exist represent enhancement opportunities that if well designed and maintained, could provide attractive spaces that people want to use and spend time in. High quality surfacing and street furniture would also enhance the overall attractiveness and appeal of the town centre.



## Maximising and improving active travel routes

3.42

As well as being well located close to the strategic roads network and being well served by public transport, Galston benefits from an established walking and cycling network, connecting the town to the rest of the Irvine Valley and beyond. A number of opportunities to improve the network have been identified, which collectively have the potential both to give local people excellent access to quality paths and routes, but also to attract visitors to the town on the strength of its walking and cycling network.

## Providing good quality housing

3.43

Retaining and expanding the population of the town is crucial in ensuring a continued demand for local services and in promoting a sustainable pattern of development. The development of new housing sites should seek to embrace the principles of good design, with focus on creating sustainable, people-centred places, which impact positively on the quality of life of local residents.

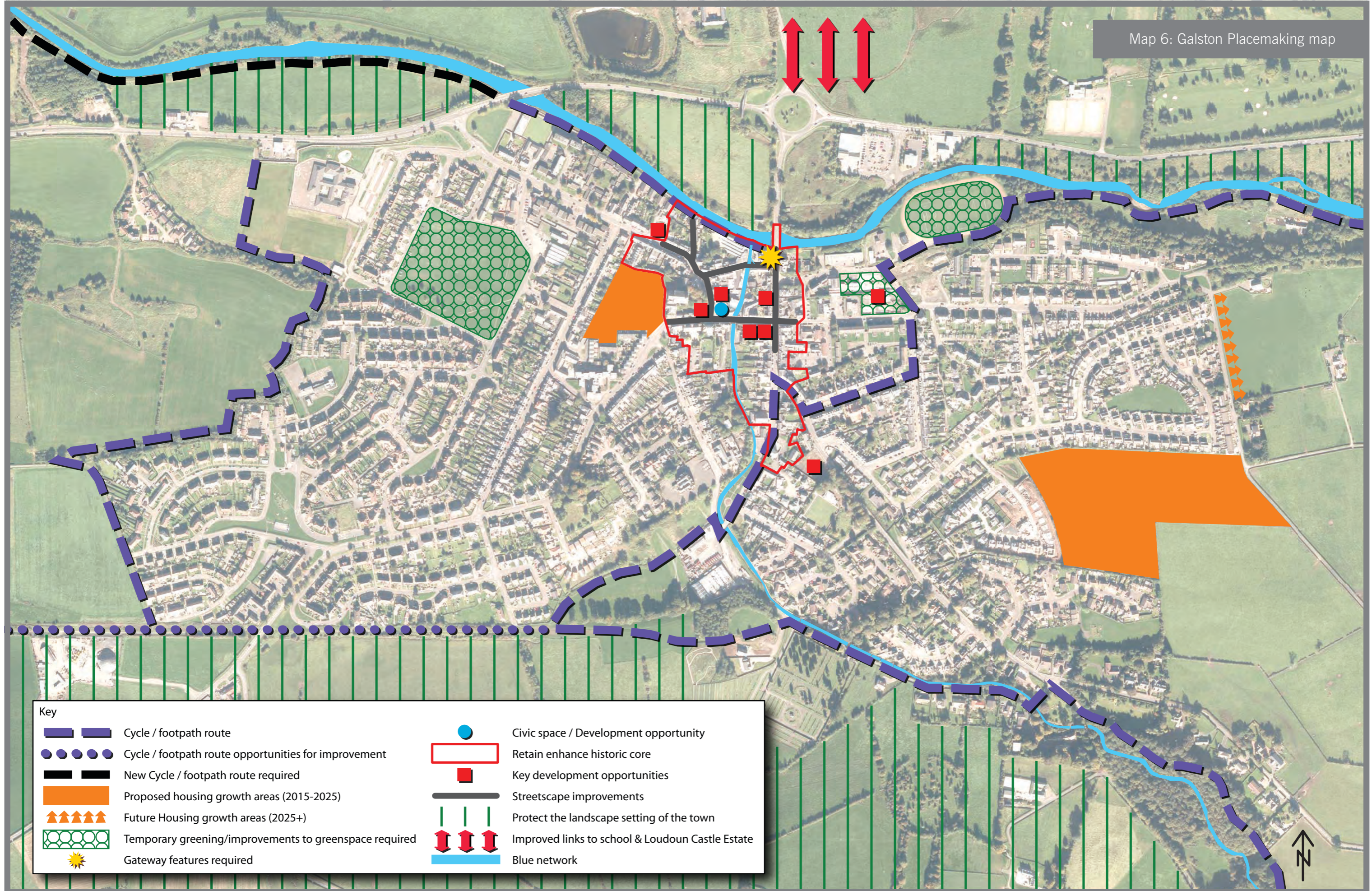


## Improving green spaces and recreational facilities

3.44

Galston has a number of areas of green space, which offer important recreational facilities for local residents. However, there is potential to improve the quality of these greens spaces, both in terms of their value to the local community and their biodiversity qualities. Innovations like wildlife gardens, green gyms and community allotments could bring both social and environmental benefits to the town.

Map 6: Galston Placemaking map



# Stewarton

3.45

Historically, Stewarton was home to a thriving textile industry and, indeed, it is still known as the 'Bonnet Toun', on account of the traditional headwear that was produced there. The town was established on the cross roads of the A735, B778 and the B769 adjacent to the Annick Water and was on the historical route to and from Glasgow from Ayr, Irvine and Kilmarnock. This can still be seen in the street pattern of the core of Stewarton which is linear in nature until it intersects with the cross creating an historic axial street pattern allowing travel to Dunlop, Glasgow, Kilmarnock and Irvine.



3.46

Stewarton nestles within a group of enclosing hills which provides a pleasant setting within the town and attractive views from its approach roads. A future housing growth area to the west of the town will not compromise this setting. Although most of the textile and other heavy industries have left Stewarton, it remains a thriving commuter town which has undergone rapid expansion in recent years.



## A Connected Town

3.47

Stewarton's theme of being a connecting town remains to this day despite the town's historic gateway role being superseded by the construction of the A77 and, more recently, the M77. The town has a 30 minute train service to Glasgow and is in close proximity to the M77. Access to Dunlop, Glasgow, Fenwick, Kilmaurs, Kilmarnock and Irvine are also straightforward either by road or rail.



3.48

Stewarton's extensive path and river network which run through the town and on to nearby settlements forms a strong green and blue network and contributes greatly to the town's sense of place. Given that most of the housing areas within the town are also well connected to each other, the town centre and the rural area, Stewarton connects well internally as well as externally. There are, however, a small number of interventions that the Council believes will assist in making Stewarton a more successful place.

## *The proposed Interventions for Stewarton are as follows:*

### Paths and new residential development

3.49

Stewarton's network of paths is successful in connecting most parts of the town. However, some more recent housing developments have not integrated well with their surroundings. All new residential development, including the proposed future growth area shown to the west of Stewarton must halt this trend and link well to existing routes in order to continue the theme of connectivity within the town. The proposed cycle routes as shown on the map will aid connectivity between Dunlop and Stewarton as well as the path network within the town. A new cycle path on the western edge of Stewarton will complete the network and further enhance Stewarton's historic connectivity role.



### Town Centre Improvements and Gateway features

3.51

The existing area of civic space at, and adjacent to, the cross is underused despite its central location within the town. A redesign of this space would bring a new focus to the town centre and improve its overall appearance. Key buildings requiring redevelopment/reuse are the gap site adjacent to the cross at Lainshaw Street and the former Council buildings at Avenue Square.



3.52

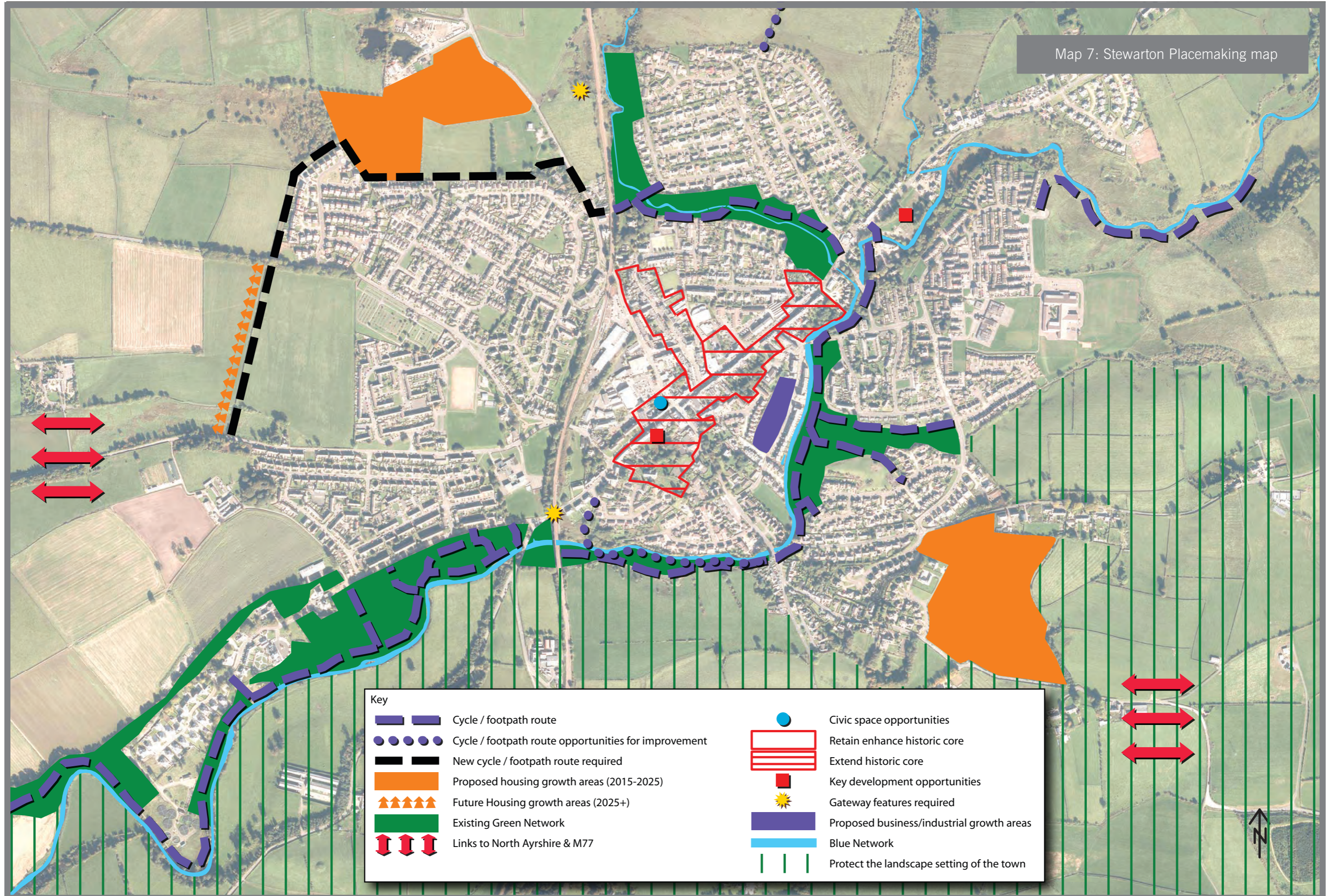
The remains of Corsehill Castle, a Category B Listed Building marks the entrance to the northern part of the town with the Viaduct forming a western entrance into the town. It is considered that both historic structures should be lit at night thereby creating gateway features and giving the town further distinctiveness



3.53

In terms of protecting the historic core of Stewarton, it is proposed to extend the Conservation Area and undertake a Conservation Area Appraisal to further examine opportunities for its enhancement.

Map 7: Stewarton Placemaking map



# Dalmellington



- 3.54 Dalmellington, East Ayrshire's southernmost town, has a rich and varied history. Like many of the towns and villages in this area, coal mining has been its main economic driver over the past two centuries. When the deep mines closed in the 1980s, unemployment rates soared and opencast coal mining took over. To the north and east of the town the landscape is scarred by the coal mining legacy. This issue will be covered in the Minerals Local Development Plan. However, the landscape to the south of the town is highly scenic and worthy of protection.

## Dalmellington as a Visitor Friendly Town

- 3.55 Dalmellington is in close proximity to a range of visitor attractions. It lies on a main route into the Galloway Forest within which the newly designated Dark Sky Park is located. This, along with the recently opened Dark Sky Observatory on Craigengillan Estate, has the potential to draw in significant numbers of visitors. Craigengillan Estate itself, to the south of the town, forms an attractive historic garden and designed landscape. Its development over recent years has closely involved the people of Dalmellington. Loch Doon to the south of Dalmellington contains some of East Ayrshire's most spectacular scenery offering opportunities for further visitor attractions. The town itself is home to the Doon Valley Museum which focuses on mining and how it has affected communities.
- 3.56 It is clear that the rural areas around Dalmellington have much to offer visitors. For this reason, it is considered that Dalmellington should aim to regenerate its town centre both for the benefit of local residents and to provide more facilities for visitors. This would result in increased numbers of visitors stopping in the town and staying overnight. Promoting Dalmellington as a visitor friendly town would provide a much needed economic boost to the area.

## Town Centre Improvements:

- 3.57 Gap sites and vacant buildings detrimentally affect the appearance of the town centre and significant investment is needed in this regard. The historic core of the town would benefit greatly from increased investment. One way that this could be kick started would be through a successful Conservation Area Regeneration Scheme (CARS). This would also assist in raising developer confidence in the area and encourage the development of the key gap sites in the town centre. Visitor accommodation is encouraged to develop the 'visitor friendly town' theme. If development cannot be attracted to gap

sites, temporary options for their greening will be examined. Road and pavement surfaces within this central area should be upgraded with higher quality materials to increase its overall attractiveness.

## Footpaths and Green Infrastructure

3.58

The town contains a number of footpaths making it easy to walk around and links from the town out to surrounding villages and the rural area are good. However, a new path along the river would greatly improve connectivity as well as allowing locals and visitors to make use of and enjoy the blue/green network which runs through the town. Improving access to the playing fields will help to increase recreational activity and further enhance the green network within Dalmellington whilst reinforcing a sense of place within the town. The historic Motte has already seen improvements to its footpaths and further improvements will ensure that it becomes a focal point for visitors and locals.

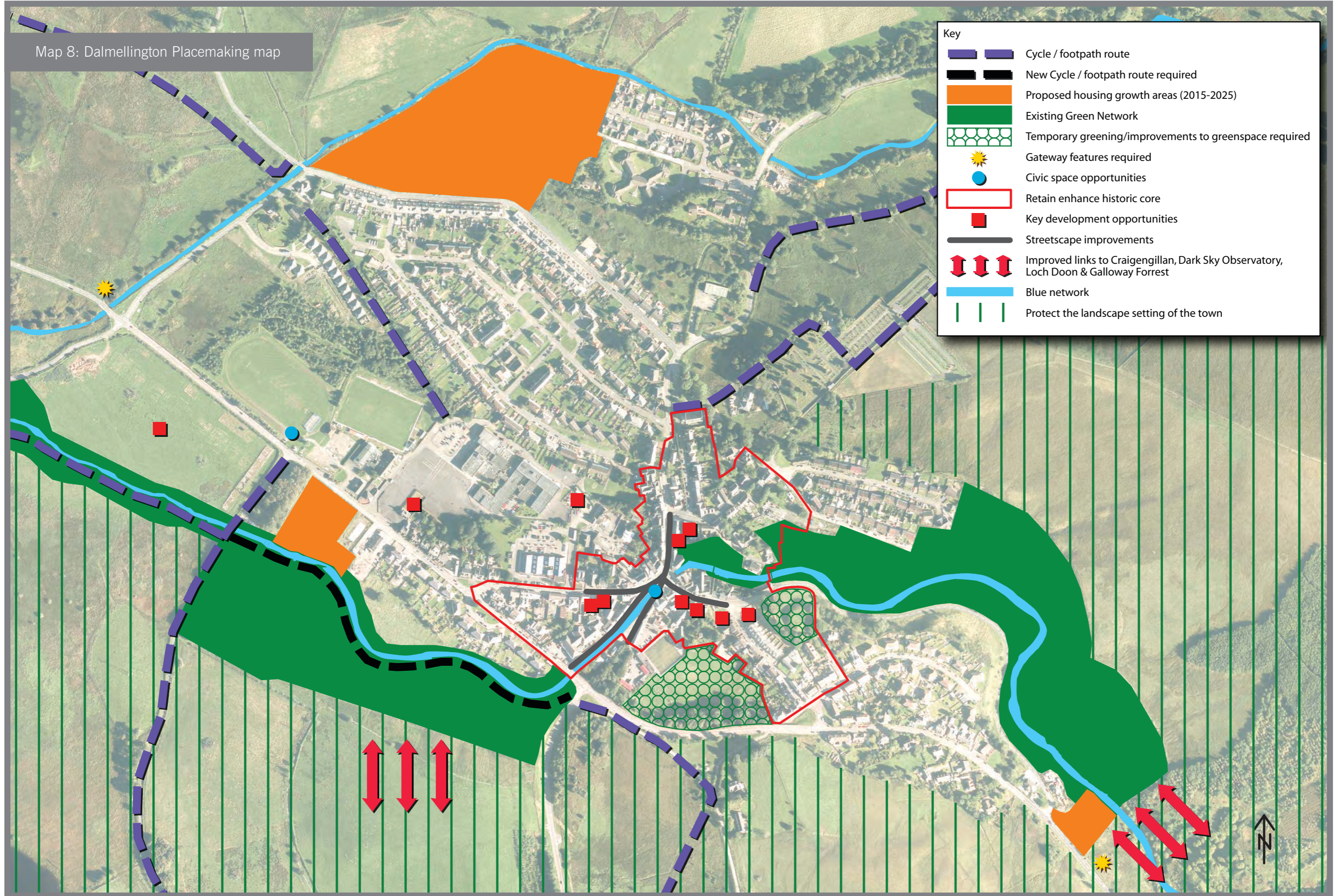
## Gateway Features

3.59

Gateway features on the main routes into and out of Dalmellington would help to give the town a presence and ensure that the visitor recognises that they are in Dalmellington and help to encourage them to visit the town centre and the attractions surrounding it. The gateway features could incorporate more detailed visitor information as well as providing signage to attractions both within and outwith the town.



Map 8: Dalmellington Placemaking map



**Key**

- Cycle / footpath route
- New Cycle / footpath route required
- Proposed housing growth areas (2015-2025)
- Existing Green Network
- Temporary greening/improvements to greenspace required
- Gateway features required
- Civic space opportunities
- Retain enhance historic core
- Key development opportunities
- Streetscape improvements
- Improved links to Craigengillan, Dark Sky Observatory, Loch Doon & Galloway Forrest
- Blue network
- Protect the landscape setting of the town

# 4 PLACES



## 4.1 Enabling new housing

- 4.1.1 This LDP allocates generous amounts of appropriately located, high quality housing land which meets a range of needs. Well integrated and designed housing which provides high quality green infrastructure will contribute positively to making East Ayrshire a successful, sustainable and healthy place and will assist in retaining existing and attracting new residents. This will in turn help to sustain the local economy. In this regard, this housing section should be read in conjunction with the Placemaking sections of SPP and this LDP and the Scottish Government policy statement Designing Streets as well as the Council's Design Guidance to ensure that our new residential areas are of the highest quality. Additionally, the amenity of existing and new residential areas will be protected through LDP policy to ensure that no inappropriate development takes place close to where people live.

4.1.2 The policy framework for housing in the countryside is also set out. It recognises the economic benefits that house building can bring to remoter rural areas but at the same time carefully manages those more pressured rural areas to avoid ‘suburbanisation’ of the countryside.

4.1.3 The Council has provided a 5 year effective housing land supply and aims to maintain a 5 year effective housing land supply at all times in consultation with the house building industry. This will be accomplished through the annual housing land audit in line with Scottish Planning Policy.

4.1.4 The Main Issues Report (MIR) consulted on three scenarios to assess LDP housing requirements as set out in the Council’s Housing Needs and Demand Assessment (HNDA), namely ‘Planning for a Stable Population’, ‘Planning for Modest Growth’ and ‘Planning for Higher Growth’ with the demand for new build **market** homes across these scenarios ranging from 424 to 458 units per annum across East Ayrshire. The shortfall in affordable housing across these three scenarios ranges from 234 to 422 units per annum.

4.1.5 The MIR preferred option was the Modest Growth Scenario. Working jointly, the Planning and Housing Services of the Council agreed an appropriate Housing Supply Target (HST) for market housing of 434 units per annum and 100 new build affordable units per annum. The methodology and reasoning behind arriving at these HSTs is set out in Chapter 7 of the Local Housing Strategy. These are the figures that are used as a basis for calculating housing land requirements for the 10 years following adoption of the plan

4.1.6 In the ten years following the plan period, it is likely that additional land will be required for at least 4,000 houses. It is expected that the majority of these houses will be built at locations in Kilmarnock, Stewarton and Galston described in Volume 2 of the plan as Future Growth Areas. The remainder would be directed to locations in settlements (not excluding other locations within the above three settlements) which have the infrastructure and landscape capacity to accommodate them and which respect the principles of the vision and spatial strategy.

4.1.7 SPP requires that LDPs add a “generosity allowance” of 10-20% to the calculated requirement. In relation to market housing, the Council assesses that a generosity allowance of 12% would be appropriate for East Ayrshire as a whole. This reflects a balance between the relative strength of the market in Kilmarnock and Loudoun as against the weaker market found in the Cumnock and Doon Valley areas.



- 4.1.8 The current land supply has been assessed for its effectiveness and judgment has been made on which sites are likely to come forward within the 10 year plan period.
- 4.1.9 A wide range of housing sites of varying scales have been identified in line with the LDP vision and spatial strategy; from vacant brownfield sites within settlements to greenfield sites on the edge of towns and villages. The plan provides a variety of sites to give the development industry more options for development which is considered essential in the current economic climate. Sites have principally been identified in locations where opportunities exist to add to the town or village's sense of place.
- 4.1.10 All identified sites have been assessed for their suitability for development in terms of infrastructure capacity (water, drainage, flood risk, access, wider road/public transport network, schools) and the ability of the landscape to accommodate the level of development proposed. Volume 2 of the LDP sets out all site specific requirements. These include master plans, design statements, transport assessments and flood risk assessments, this is stated in Volume 2 of the LDP.

## Market Housing

- 4.1.11 Table 1 below shows how the market housing requirement and available supply have been calculated. It shows the requirement for East Ayrshire as a whole. Supplementary Guidance will be issued to expand on Table 1. It will extend the analysis in the table to each of the three sub-HMAs (shown in Map 9), applying a policy view to adjust the housing supply targets for each of those areas, as appropriate, consistent with the HMA-wide figures. Details of the Council's housing land requirement calculations will be published as a background document to the plan.

East Ayrshire Housing Market Area			
	Market Housing	Affordable Housing	Total Housing
<i>Housing Supply Target<sup>1</sup></i>	4,340 (434 units p.a.)	1,000 (100 units p.a.)	5,340 (534 units p.a.)
<i>Generosity</i>	521 (12%)	100 (10%)	621
<b>Housing Land Requirement</b>	<b>4,861</b>	<b>1,100</b>	<b>5,961</b>
<i>Housing Land Supply</i>	6,112	1,293	7,405
<i>Surplus/Shortfall</i>	400 (40 units p.a.)	100 (10 units p.a.)	500 (50 units p.a.)
<b>Total Housing Land Supply</b>	<b>6,512</b>	<b>1,393</b>	<b>7,905</b>
<b>Surplus</b>	<b>1,651</b>	<b>293</b>	<b>1,944</b>

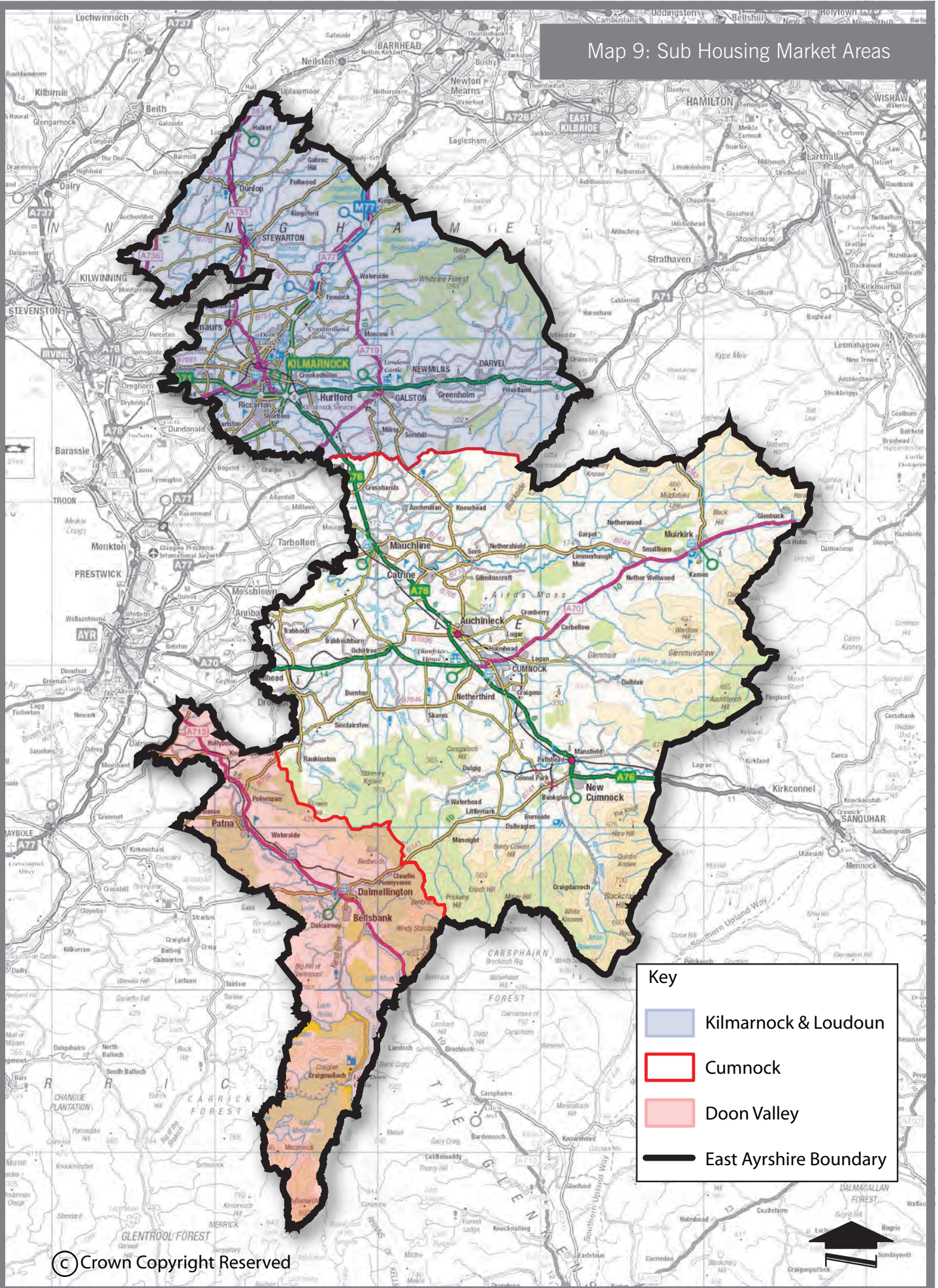
**Table 1: Market housing 2015-2025**

<sup>1</sup> Reflects the number of units per annum required by the East Ayrshire Local Housing Strategy.

- 4.1.12 Based on historical records for larger sites in Kilmarnock and Loudoun sub-HMA alone, a windfall contribution of 40 market sector units a year is a reasonable expectation for East Ayrshire as a whole. This adds 400 units to the total supply figure in Table 1.



Map 9: Sub Housing Market Areas



## Affordable Housing

4.1.13 The Council's Housing Needs and Demand Assessment showed shortfalls of affordable housing in both the Kilmarnock and Loudoun and Doon Valley sub housing market areas. It is therefore considered appropriate that an affordable housing policy is provided. Supplementary guidance on affordable housing shows how this will be implemented.

4.1.14 The Local Housing Strategy sets a target of 100 new build affordable homes per annum (1,000 over the plan period). To this is added a 10% generosity allowance – the lowest level. These figures reflect the relative uncertainty of future affordable housing funding streams. Projection forward from historical records suggests that 10 affordable units per annum are likely to be built as a result of the application of Policy RES 3 on windfall sites. These additional units would make up the difference created by the generosity allowance. Since 2001/2002, the council and registered social landlords have delivered an average of 71 affordable units per annum with no affordable local plan policy, which provides further confidence that the overall target of 100 new build affordable units per annum can be delivered. A total supply of 1,393 affordable units is calculated, made up from the sources set out in Table 2 below. The size of the estimated surplus gives comfort that the supply will remain generous even should output from some of the sources fall short.

4.1.15 Affordable housing policy RES 3 sets out the proportions of affordable housing that will be sought on sites identified in this plan. Within Kilmarnock the amount is 25% of developments of 30 or more units. This is in line with Scottish Government guidance. Within the Doon Valley area, however, the amount is lower at 15% in



recognition of the lower land values and recent low completion rates in the area. These amounts are a target and, as is stated in Supplementary Guidance on Affordable Housing, each development will be negotiated on a site by site basis with the Council taking a flexible approach to implementation of the policy. It should be noted that the term ‘affordable housing’ encompasses a wide range of types of housing. Those sites that are progressed by the Council or Registered Social Landlords will generally include a mix of house types for a range of end users ranging from families and older people to people with physical and learning disabilities and young “looked after” people. The decision about house types and end users is taken on a site by site basis depending on the location of the site and the demand being experienced at that particular time by both the Council’s Housing and Social Services.

<b>East Ayrshire Housing Market Area</b>	
<b>Supply</b>	<b>Units</b>
Identified LDP affordable housing sites (Scottish Government and Council funded SLP/SHIP sites)	330
SHIP sites (2015-2020) not identified as LDP sites	227
SHIP sites (2020-2025) not identified as LDP sites (70 units p.a.)	350
Potential units on allocated sites arising from new LDP affordable housing policy	386
Affordable units arising from windfall sites (10 units p.a.)	100
<b>Total supply</b>	<b>1393</b>
<b>Requirement</b>	
LHS new build requirement (100 units p.a.)	1000
10% generosity (10 units p.a.)	100
<b>Total requirement</b>	<b>1100</b>
<b>Surplus</b>	<b>293</b>

*Table 2: Affordable Housing 2015-2025*

## Rural Housing

- 4.1.18 This LDP recognises that the rural area of East Ayrshire is diverse and has differing pressures for housing development. In the northern part of the authority, particularly in those areas close to the main transport corridors, ease of access to Glasgow, Ayr, Irvine and Kilmarnock means that pressure for rural housing from commuters is felt. These areas have therefore been designated as the Rural Protection Area.



- 4.1.19 Within the southern half of East Ayrshire and the remoter parts of the northern area, however, there has been a significant drop in overall housing completions in recent years and far less pressure for rural housing is felt. These areas have therefore been designated as the Rural Diversification Area which means that a wider range of rural housing is acceptable to the Council.

## Developer Contributions

- 4.1.20 Within the LDP significant amounts of new housing are proposed. It is considered that, as well as providing the service infrastructure essential for their own developments, residential developers will also be required to contribute towards the cost of providing new or improved amenities where these are required as a result of the development being proposed either on its own or as a result of the cumulative impact of development in the area.

- 4.1.21 Within the placemaking section of the LDP, a set of interventions aimed at creating more successful places have been drawn up initially for the five towns of Kilmarnock, Cumnock, Stewarton, Galston and Dalmellington. These towns serve their surrounding area for secondary schooling, retail and other services meaning that residents from new houses in the vicinity of these towns are likely to use the facilities located there and put additional pressure on them. It is therefore considered appropriate that developer contributions are sought on a proportional basis and pooled together for certain projects identified on the placemaking maps that are accessible to all and are public in nature. A policy on Developer Contributions has been included in this LDP within the infrastructure section (Policy INF 5) on this basis and the LDP Action Programme and supplementary guidance will provide more detail on projects to be funded and the levels of contributions required. As new placemaking maps are produced and adopted as Supplementary Guidance, further developer contributions projects will be identified where appropriate and detailed in the Action Programme.

## **Gypsy Travellers and Travelling Showpeople**

- 4.1.22 The Council is keen to ensure that the needs of gypsies/travellers are met and in this regard has established a working group which has identified a need to provide a site for the local gypsy/traveller communities. Whilst no site has yet been identified, direct engagement with the travelling community has directed the Council to initially focus on identifying a site within a 3 mile radius of the Bellfield Interchange, Kilmarnock. As work to identify a site has not yet concluded, the LDP does not identify a specific site for meeting the housing needs of gypsy/travellers. Any site brought forward by the Council will be required to meet the provisions of all relevant LDP policies. The Council will also support proposed small privately owned sites which meet with the provisions of Policy RES 10. With regard to Travelling Show People, the HNDA has not identified a need to establish a site for this particular group.

## **4.1.22 Housing Policies**

### **Policy RES1: New Housing Developments**

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The Council will encourage and support the residential development of:

- (i) Housing Development Opportunity Sites identified for housing purposes on the LDP maps. Indicative capacities are provided for each housing site within Volume 2 of the plan. Ancillary, associated uses such as small scale retail for day to day purchases and leisure, recreational and community facilities at a neighbourhood scale will also be supported in appropriate locations within new housing developments where they meet with all relevant LDP policies; and
- (ii) Gap, infill or other redevelopment sites within settlement boundaries where they meet with all other LDP policies and requirements.

All new residential developments must contribute positively to the principles of good placemaking as set out in overarching policy OP1, the placemaking section of the LDP and the Council's Design Guidance. Master plans/design statements will be required for those sites as indicated in Volume 2 of the LDP. Similarly, all new housing proposals will require to meet with the requirements of policy OP2 by implementing the mitigation measures set out in the Environmental Report accompanying this LDP.

Residential developments will require to meet with the Public and Private Open Space Standards set out in Schedule 8 of the LDP.

Future housing growth areas indicate where future housing sites are likely to be identified for the period 2025-2035. These will be the subject of future detailed assessment and formal designations will be finalised in future reviews of the LDP.

## Policy RES 2: Residential extensions to settlements

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With the exception of dwellings in the countryside whose rural location can be fully justified in terms of Policies RES4 and RES5, proposals to extend the supply of land for residential development outwith but adjacent to settlement boundaries will only be acceptable if there is a demonstrated shortfall in the supply of effective housing land within the Housing Sub Market area in which the proposed residential site is located during the LDP period (2015-2025).

## Policy RES 3: Affordable Housing

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The Council will require the provision of affordable housing:

- (i) on those sites specifically identified and reserved for such purposes on the LDP maps;
- (ii) on all sites of 30 or more houses proposed in the Kilmarnock & Loudoun sub housing market area. Within such developments, 25% of houses will require to be affordable in nature;
- (iii) on all sites of 30 or more houses proposed in the Doon Valley sub market area. Within such developments, 15% of the houses will require to be affordable in nature.

The Council's preference is that affordable housing will be delivered on site. However, where it can be conclusively demonstrated that this is not possible or feasible, off site provision may be considered acceptable. A commuted sum payment will be accepted only where all appropriate on and off site possibilities have been explored and full justification for them being discounted is provided.

Note 1: Early discussion with the Council's Planning and Housing Services will be required to establish the most appropriate mix of affordable housing to be provided. Affordable Housing can cover a wide range of end users including families, older people, people with physical and learning disabilities and young "looked after" people.

Note 2: If a new planning application is submitted which would increase the overall capacity of a site, the additional units only would be required to meet the terms of Policy RES 3. Where a new application relates to amendments which would not affect overall capacity - for example, changes to layout or house types – the terms of the policy would not apply.

Supplementary Guidance on Affordable Housing supports the above policy by providing additional guidance on how the Council will implement policy RES 3. It contains further information on the following:

- The Council's preferred methods of delivering Affordable Housing
- How affordable housing should be delivered when it is a) on-site, b) off site and c) in the form of a commuted sum
- Pre-application discussions and section 75 obligations
- Eligibility for affordable housing
- Design Principles

## Housing in the Rural Area

### Policy RES 4: Housing in the Rural Protection Area

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The Council will be supportive of single or small scale residential development in the Rural Protection Area, as shown on the rural area map, only where it can be demonstrated, to the satisfaction of the Council, that the houses are required on a permanent basis for:

- (i) an agricultural worker employed full time on the farm to which the proposed house relates; subject to meeting the requirements of policy RES 6;
- (ii) a replacement house where the original dwelling is either damaged by fire, flood or other accident, or is run down and where it can be demonstrated that the house cannot economically be brought up to habitable standards through restoration or repair;
- (iii) a worker employed by a forestry or other rural industrial or business enterprise where it can be demonstrated that a worker living on site is essential to the running of the business; subject to meeting the requirements of policy RES 7;
- (iv) a rural enabling development for the restoration and repair of a listed building in line with all requirements set out in policy RES 13

Policies RES 6 and RES 7 provide further policy on new agricultural workers houses and housing for other rural enterprises.

### Policy RES 5: Housing in the Rural Diversification Area

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The Council will be supportive of single or small scale residential developments within the Rural Diversification Area, as shown on the rural area map, where it can be demonstrated, to the satisfaction of the Council, that:

- (i) the houses are required for the categories of development detailed in Policy RES4 above; or
- (ii) the proposed development would constitute a maximum 50% addition to an existing, clearly defined group of four or more houses not delineated by a formal settlement boundary existing as at the date of adoption of the LDP. The grouping, as expanded, should not exceed 15 units. Infill development of gap sites is preferable to any linear expansion; or
- (iii) the proposed development is for one house on a minimum 0.25ha brownfield/derelict site; or
- (iv) the proposed development would facilitate the establishment of a new innovative business, consistent with the provisions of Policy IND 3. It will require to be demonstrated conclusively to the Council that the establishment of the new business would not otherwise be financially viable and that financial assistance is not available from any other source. The Council will require to be satisfied that all profits arising from the enabling development will be channelled into the business development to be permitted.

### Policy RES 6: Housing for Agricultural Workers: Rural Protection Area and Rural Diversification Area

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The Council will be supportive of new build houses for agricultural workers, both within the Rural Protection Areas and the Rural Diversification Areas as shown on the rural area map, where it can be demonstrated conclusively to the satisfaction of the Council, that:

- (i) the farm unit to which the proposal relates has been established for a period of more than two years and is proven to be economically viable;

- (ii) the house is required on a permanent basis for a farm worker employed directly and full time on the land to which the proposed house relates and whose presence is essential to the operation of the farm unit on a 24 hour a day basis;
- (iii) the land presented as justifying the proposed house is in the direct ownership of the applicant, not merely leased or rented to the applicant on a temporary or short term basis; and
- (iv) there are no alternative, existing accommodation facilities or other properties suitable for conversion to residential use, available within, or in close proximity to, the farm unit which could satisfy the needs of the worker for whom the house is required.

In all cases, any application for an agricultural workers house will require to be supported by a business plan and a statement from an appropriate and independent professional agronomist, fully justifying the proposal on operational grounds. The Council will not be supportive of proposals which would result in the provision of three or more agricultural workers dwellings on any one particular farm unit, except in the most exceptional circumstances.

Proposals for new agricultural workers dwellings which do not meet the above criteria will not be considered acceptable to the Council.

The Council will not be supportive of any proposals for additional houses for agricultural workers where it can be established that:

- (1) an existing farmhouse or other agricultural workers accommodation previously serving the agricultural unit concerned has been converted to alternative uses or has been sold off separately from the unit to persons not employed on the farm, within the preceding five year period; or
- (2) an agricultural occupancy condition previously attached to a residential property serving the agricultural unit concerned has been removed by the Council in the preceding five year period.

## Policy RES 7: Housing for Other Rural Enterprises: Rural Protection Area and Rural Diversification Area

The Council will be supportive of new build houses in association with an established forestry or other appropriate industrial or business enterprise, including tourism related activities, both within the Rural Protection Areas and the Rural Diversification Areas as shown on the rural area map, where it can be demonstrated conclusively to the satisfaction of the Council that:

- (i) the industrial or business development to which the proposed house relates is, itself, acceptable in terms of all other relevant LDP policies; and
- (ii) the requirement for a worker to live on the site can be fully justified as essential to the economic operation of the industry or business enterprise to which it relates; and
- (iii) the industrial or business enterprise to which the proposed house relates has been established and operative within the site where the proposed house is to be located for a minimum period of two years and is proven to be economically viable.

The Council will request applicants to justify their proposals through the submission of detailed supporting information, for example detailed business plans, in order to allow the council to fully assess the applications concerned.

Proposals for new business and industry related housing developments in the countryside which do not meet the above criteria will not be considered acceptable to the Council.

**Note 1:** The erection of a new house in the countryside to provide security against theft, vandalism or intrusion to an authorised or proposed rural business activity does not represent or constitute a site specific locational need for such a development.

**Note 2:** Any business which changes from mobile to static to justify a house associated with the business will not be considered to be the same business under the terms of this policy.

## Policy RES 8: Rural Housing Development

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Residential development in the countryside will not be considered acceptable to the Council where:

- (i) the development would constitute an inappropriate or unacceptable extension of development into the countryside from existing settlement boundaries; or
- (ii) the development would, in itself, constitute or exacerbate an unacceptable sporadic or ribboning of development along public or private roads in rural locations; or
- (iii) the development would contribute to the coalescence of neighbouring communities

## Policy RES 9: Conversions to Residential Use

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Within both settlements and the rural area, the Council will be supportive of proposals relating to the conversion of properties to residential use, where all of the following criteria can be met:

- (i) the Council is satisfied that the structural condition of the building is suitable for its conversion to residential use. A structural engineer's report may be required in this regard;
- (ii) the proposal reflects the style and design of the original building located on the site;
- (iii) any extension proposed in association with the conversion is of an appropriate size and scale, commensurate and in keeping with the size and scale of the existing building to which the conversion relates

Within rural areas, Council support for the conversion of properties to residential use will be restricted to:

- (i) the conversion of large residential properties or other residential uses of an institutional or care related nature into smaller residential units; and
- (ii) the conversion of traditionally designed and constructed, non-residential buildings of a domestic scale.

The conversion to residential use of modern, purpose built, large scale storage barns, byres, cubicle houses, stables or other outbuildings constructed of non-traditional materials such as breeze blocks, corrugated iron, profiled sheeting etc. will not be supported by the Council.

## Policy RES 10: Gypsy Travellers' Sites

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The Council will assess any applications for small Travellers' Sites on their own merits and will support the development of such sites where all of the above criteria can be met:

- (i) the site is in a location readily accessible to the main strategic road network;
- (ii) the site can be serviced at reasonable cost;
- (iii) the site is adequately screened and landscaped to the satisfaction of the Council; and
- (iv) the site does not cause any unacceptable damage or detriment to the amenity of residents of surrounding properties.

Proposals which do not meet all these criteria will not be supported by the Council.

## Policy RES 11: Residential Amenity

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The Council will, at all times, seek to protect, preserve and enhance the residential character and amenity of existing residential areas. In this regard, there will be a general presumption against:

- (i) the establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- (ii) the development for other uses of locally important areas of recreational or amenity open space which contribute significantly to the character and appearance of the residential area concerned, or which offer opportunities for outdoor sport and recreation;
- (iii) the removal of play equipment from areas of recreational open space;
- (iv) the closure or disruption of existing footpaths which provide important links between housing areas and areas of public open space, local shops and other community facilities, transportation nodes etc.;

With regard to the establishment of new residential areas, new housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

## Policy RES 12: Non-Permanent Dwellings

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The use of caravans and non-permanent dwellings on sites other than those specifically authorised for such purposes will not be permitted. However, temporary consent may be granted in the following circumstances:

- (i) where on-site accommodation is required pending the construction of a permanent dwelling; or
- (ii) where on-site accommodation is required to accommodate an agricultural worker for a limited period while a new farm unit is becoming established and where this can be fully justified to meet operational requirements; or
- (iii) where on-site accommodation is required in connection with an authorised business or industrial development for the period within which the business or industry is becoming established on site and where this can be justified to meet operational requirements; or
- (iv) where a temporary, proven, site specific locational need can be demonstrated to the satisfaction of the Council.

## RES 13: Enabling Development

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Where a proposal relates to works to a large listed residential or institutional building located within its own grounds (including by conversion to a sympathetic alternative use), and where it can be clearly shown that the works are the only means of preventing the loss of the asset and securing its long term future, an associated enabling development of new build housing may be considered acceptable by the Council. Any new development must be the minimum necessary to bridge any gap in funding and must be designed and sited to ensure that the character and setting of the historic asset is preserved and enhanced.

Any permitted enabling residential development will be made the subject of an appropriate Section 75 obligation regarding the phasing of construction and other related design and layout matters, through the submission of a detailed business plan for the overall development.

In all cases the Council will appoint independent accountants to assist in examining the viability of proposals and their business plans and in any Section 75 Obligation. The Council will require developers to share detailed financial information to ensure that the terms of this policy are met.

## 4.2 Successful town centres

### Why are town centres important?

- 4.2.1 An important element of achieving sustainable development is the need to focus development in locations that are accessible to all with good public transport and active travel connections. Supporting and enhancing our town centres, and promoting them as the main focus for all 'footfall generating uses' provides a sustainable approach to guiding development.
- 4.2.2 Vibrant and thriving town centres play an important role in supporting the economic and social well-being of East Ayrshire's communities. Town centres which are attractive and welcoming places, benefit both the residents they serve and help to make East Ayrshire a more competitive place and one where people want to invest.



### The role of the Local Development Plan

- 4.2.3 Nationally, town centres are undergoing a period of great change. With the widely recognised fall in demand for retail space, there is an increasing need to find new roles for our town centres, away from being purely shopping destinations. Town centres need to evolve to provide a diverse range of uses and activities, re-establishing themselves as places where people want to spend time and developers want to invest.
- 4.2.4 The key role of the Local Development Plan is to promote town centres as the prime destinations for all footfall generating uses and to encourage a wide range of uses into town centres. The placemaking section of the LDP highlights the key interventions that will make 5 of our town centres which function as service centres for their surrounding areas more successful places. Placemaking maps for the remaining towns will be produced as per the timetable set out in the Action Programme. Projects identified on the placemaking maps have been carried through to the LDP Action Programme. The Council will undertake regular town centre health checks as described in SPP for these 5 towns.

## A sustainable network of centres

- 4.2.5 East Ayrshire contains a network of town centres, which vary greatly in size and function. This network, detailed in table 3 below, links directly to the settlement hierarchy set out in the vision and spatial strategy.
- 4.2.6 **Kilmarnock** is East Ayrshire's prime town centre, with the largest concentration of retail, commercial and cultural uses, and with good transport links and accessibility to the rest of East Ayrshire and beyond. To support a sustainable pattern of development, the spatial strategy directs larger scale footfall generating developments to Kilmarnock town centre.
- 4.2.7 The strategic town centre of **Cumnock** is the largest centre serving the southern part of East Ayrshire. To support the re-emergence of Cumnock as an important market town any footfall generating development which serves the wider southern part of East Ayrshire will be directed to Cumnock town centre.
- 4.2.8 **Kilmarnock** and **Cumnock** are supported by the three centres of **Stewarton**, **Dalmellington** and **Galston**, each of which is located within a distinct geographic corridor. The Council expects the service centre towns to serve the needs of the towns themselves, as well as surrounding smaller settlements and rural area.
- 4.2.9 A number of local town centres, are intended to provide a smaller scale of services, with the focus on meeting the short term day-to-day needs of local residents.
- 4.2.10 Two commercial centres are identified within Kilmarnock. These are primarily shopping destinations that provide a concentration of retail units, but do not offer the same range of uses as town centres.



## New retail development

- 4.2.11 Depending on the scale and intended catchment, new retail development will be directed in line with the network of centres.



- 4.2.12 Kilmarnock town centres display relatively high vacancy levels with a significant range of retail units and sites available for re-use, both in the town centre and the commercial centres. In order to support the regeneration of the town centre and promote development in the most accessible locations, it would be inappropriate to designate new out of town sites for retail before such existing sites are developed. Existing brownfield sites with consent for retail, primarily to the south of the town centre are supported in the Plan as retail opportunities. Other commercial uses are also supported on these sites, in order to provide greater flexibility to encourage their take up.
- 4.2.13 In Cumnock, the development and regeneration priority is the redevelopment of the Glaisnock Centre and its immediate setting, and this is identified as a retail opportunity site within the Plan. To support the development of this site, which would accommodate sufficient retail provision to serve Cumnock and the wider area, no further sites for retail development in Cumnock are considered necessary.
- 4.2.14 Within the service centre and local town centres, opportunities exist to utilise vacant units and sites to meet any demand for new retail floorspace. Given the limited catchments of these towns and recent additions to the convenience retail offer in Galston in particular, it is not considered appropriate for the plan to identify any new sites specifically for retail.

Type of Centre:	Town:	Role of the Centre:	Challenges and Opportunities:
<b>Prime town centres</b>	<i>Kilmarnock</i>	To continue to support East Ayrshire's largest concentration of commercial and civic uses, and to provide a hub for culture, tourism, retail and transport services.	The retail core of the town centre has been affected by changes in consumer patterns and the development of competing centres. The town needs to diversify its service base, encouraging uses that support retail and bring people into the town. The development of key priority sites and buildings is required to increase the attractiveness of the town centre for visitors and further investment. Within the retail core of King Street, uses which will introduce a night time economy are required to add to the vibrancy of the town centre and improvements to the one way system are required to reduce its 'barrier' effect.
<b>Strategic town centre</b>	<i>Cumnock</i>	To act as the primary service centre for the former coalfield area, in terms of commercial, civic and cultural functions.	The town centre has been affected by the long term economic decline of the wider area. The redevelopment of the Glaisnock centre remains the key challenge for the town centre. The town centre needs to build on the tourism opportunities presented in the surrounding area by diversifying its uses to attract the tourist market which could in turn help to reduce vacancies.
<b>Service Centre town centres</b>	<i>Stewarton</i>	To meet the day to day retail and commercial needs of the growing commuter town and surrounding villages.	In line with the significant expansion of the town in recent years, the town centre has remained relatively buoyant.  Focus needs to remain on retaining retail and ancillary services within Main Street / High Street and supporting the use of vacant properties for such uses. The town centre would benefit from environmental improvements potentially relating to existing and new shopfronts.  An expansion to the Conservation Area is also proposed, with the aim of further protecting and enhancing the town's historic core.

Type of Centre:	Town:	Role of the Centre:	Challenges and Opportunities:
<b>Service Centre town centres</b>	<i>Galston</i>	To provide a focus for retail and commercial development as well as public services, to meet the needs of the wider Irvine Valley communities	The town centre suffers from a number of prominent vacant sites and properties, which detract from the overall amenity of the town. The town centre needs to build on its considerable built heritage assets, recognised through the Conservation Area Regeneration Scheme awarded in 2013, and maximise the potential benefits of the new supermarket adjacent to the town. When the nearby Loudoun Castle Estate is developed, it should be ensured that links to Galston town centre are fully developed to attract as many people as possible to the town.
<b>Service Centre town centres</b>	<i>Dalmellington</i>	To meet the day to day retail and service needs of the Doon Valley communities.	<p>In order to promote access to services and a sustainable pattern of development, Dalmellington should remain the focus for any retail and service uses to serve the predominantly rural Doon Valley.</p> <p>Significant tourism opportunities are presented by the Dark Sky Park, the UNESCO biosphere designation, proximity to Loch Doon and Craigengillan Estate and popular local walking routes. The challenge for the town centre is to be able to benefit from these opportunities by giving visitors a reason to come into the town centre.</p> <p>Dalmellington town centre presents significant opportunities for enhancement of its historic core. Grant funding in the form of a Conservation Area Regeneration Scheme (CARS) is required in this regard.</p>
<b>Local Town Centres</b>	<i>Auchinleck</i> <i>Mauchline</i> <i>New Cumnock</i> <i>Muirkirk</i> <i>Newmilns</i> <i>Darvel</i> <i>Catrine</i>	To provide small scale retail and ancillary services to meet the needs of local residents of the particular town.	Whilst each town centre may face particular individual challenges, there is a general need for East Ayrshire's small towns to consolidate their retail and service offers. Where there is limited demand for new commercial developments, there should be flexibility to encourage alternative community or residential uses, where these may help to support the amenity and vibrancy of the town centres.

Type of Centre:	Town:	Role of the Centre:	Challenges and Opportunities:
<b>Commercial Centres</b>	<i>Queens Drive, Kilmarnock</i>	<p>To meet demand for bulky goods retailing where such requirements cannot be accommodated within any town centre and, at the same time, to help stem expenditure leakage to destinations outside East Ayrshire.</p> <p>The commercial centre will continue to be limited to bulky goods retailing.</p> <p>Any development should complement rather than detract from any town centre retail offer.</p>	<p>Queens Drive has continued to experience steady demand during recent years for bulky goods retailing, as well as convenience retailing and food and drinks developments. The key challenge is to ensure the Centre contributes to the East Ayrshire economy and retail market, without detrimentally impacting on nearby town centres. The Council will continue to restrict Queens Drive to bulky goods retailing and will not support the sale of convenience and non-bulky comparison goods at this location.</p>
<b>Commercial Centres</b>	<i>Glencairn, Kilmarnock</i>	<p>To meet demand for large retail floorspace requirements and complimentary commercial uses, helping to stem expenditure leakage to destinations outside East Ayrshire. Development should complement the retail offer within Kilmarnock town centre.</p>	<p>Whilst the existing retail park has maintained adequate occupancy over recent years, the proposed redevelopment of the large vacant site in the northern part of the commercial centre has not come forward, despite planning consent for new retail units being granted.</p> <p>In order to increase the potential for the redevelopment of the northern part of the commercial centre to come forward, a wider range of uses over and above retail will be supported comprising; Class 4 (Business), Class 7 (Hotel and Hostels), Class 10 (Non-residential institutions) and Class 11 (Assembly and Leisure).</p>

*Table 3: East Ayrshire's Network of Centres*

## Policy TC1: Supporting development in town centres

The Council will support a wide range of uses in town centres where they will help to improve the vibrancy of the centre. All proposals should be of a scale appropriate to the size and function of the centre, taking account of the hierarchy of centres, as set out in table 3. Development proposals within town centres will be supported by the Council where it can be fully demonstrated that they will improve and expand the retail offer within the town centre or that they will contribute positively to the:

- (i) Vitality and viability of the town centre;
- (ii) Character and amenity of the immediate area and the town centre in general; and
- (iii) Visual amenity of the area by providing a high quality and attractive street frontage.

Proposals in the commercial centres will be supported where they comply with the role and function identified in the network of centres and where they meet the criteria listed in policy TC2.

Developments which do not meet with the provisions of policy TC1 will not receive Council support.



## Policy TC2: Footfall generating uses outside of town centres

The Council will promote town centres as the prime locations for footfall generating developments, as described in table 4. Proposals for new or expanded footfall generating developments outwith town centres will be supported only where they meet with the provisions of Policy TC3 or when the following criteria can be addressed:

- (i) A robust sequential assessment has been carried out in respect of (1) town centres; (2) edge of centre locations; (3) commercial centres and; (4) out of centre locations. Evidence will be required as to which sequentially preferable sites have been assessed and why these have been discounted;
- (ii) The applicant can demonstrate that full consideration has been given to altering or reducing the scale of the development to accommodate it within a sequentially preferable location. Consideration should be given to the potential to disaggregate large scale developments, utilising sequentially preferable gap or infill sites in a coordinated manner in preference to large single sites in out of centre locations.
- (iii) The development would not unacceptably adversely affect, either individually or cumulatively, the vitality and viability of any town centre. For developments over 2,500 sqm, and in certain other cases where the Council anticipates a significant impact, a Retail Impact Analysis will be required.



Footfall generating proposals that do not meet these criteria will not be supported, unless there is an over-riding site specific locational need for the development to be located outwith the network of centres. This would require to be evidenced by robust supporting information.

Retail and Commercial leisure developments will be required to provide public open space to the standards set out in Schedule 8 of the LDP.

Footfall generating uses	
For the purposes of Policy TC2, footfall generating uses include the following classes within the Use Class Order:	
Class 1	Shops
Class 2	Financial, professional and other services
Class 3	Food and drink
Class 7	Hotels and hostels
Class 10	Non residential institutions
Class 11	Assembly and Leisure
Sui Generis	Theatres, amusement centres, public house, hot food takeaway

**Table 4: Definition of footfall generating uses**

## Policy TC3 Small scale retail development in out of centre locations

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The Council will support small scale Class 1 retail development outside of the network of centres, where such proposals will serve a particular rural, residential or tourist market and have a specific need to be located outside of a town centre. Specifically, the Council will support:

- (i) Small scale convenience shops, to meet the day to day needs of a residential neighbourhood or rural community;
- (ii) Shops attached to farms or factories, where the majority of produce sold is produced on site;
- (iii) The development of tourist-related shops, where the retail element is part of a larger proposal intended to develop and enhance the local tourist market.

Applicants proposing small scale retail development in the rural area will be required to demonstrate why the proposal cannot be located within a nearby settlement boundary.

## Policy TC4: Town Centre Living

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In recognising the contribution town centre living can have to the overall vitality and viability of town centres, the Council will support changes of use to residential and the development of new residential properties within the Network of Centres.

Within Kilmarnock and Cumnock, the Council will actively support and promote residential opportunities within the town centre living boundaries.

## Policy TC5: Improving town centre environments

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The Council will actively encourage and support the upgrading and improvement of existing town centre environments. Proposals that provide improvements to the streetscape, public realm, green networks and condition and appearance of existing properties will be supported.

The Council will support large scale public realm, transport and redevelopment interventions that will help to re-establish town centres as the focal point for commercial and community activities. In particular, interventions that are proposed in the Placemaking section of the LDP will be supported.

## Policy TC6: Food and Drink, Public houses, licensed clubs and hot food takeaways

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The above uses will be directed to town centres as set out in the network of centres. It should be ensured that all proposals:

- (i) Do not have a detrimental effect on the amenity of adjacent properties, in terms of noise, litter, odour or any other disturbance;
- (ii) Are of an appropriate visual appearance, with particular regards to the shop front, illuminated signage and the siting and design of any flue extraction system;
- (iii) Do not result in an over-concentration of hot food takeaways in a particular area, to the detriment of the overall character and amenity of the area.

# 5 ECONOMY

## 5.1 Revitalising our economy

- 5.1.1 The importance of economic issues is fully reflected in the vision of the LDP. The LDP policies, proposals, site designations and Action Programme all play an important part in ensuring that the vision is realised and in supporting the delivery of the Council's Economic Development Strategy. Economy and skills is a key theme of the East Ayrshire Community Plan. The LDP has been designed to support the implementation of the Economy and Skills Action Plan, which is fully reflected in the policies of the plan and in its associated Action Programme.



- 5.1.2 As indicated above, East Ayrshire has all the ingredients to achieve the vision and make it a successful location for economic development. However, unemployment levels remain higher than the Scottish average and significant parts of East Ayrshire's settlements fall into the 0-20% most deprived data-zones within the Scottish Index of Multiple Deprivation (SIMD). The challenge for the LDP is to help to reduce unemployment and deprivation. It does this by locating strategic business and employment sites close to the strategic road and public transport network. It also builds upon innovative delivery mechanisms that have been successfully employed to ensure new businesses can access high quality sites and that our existing businesses can realise their expansion plans in their local area. Above all, the LDP takes a proactive and flexible approach to developing the economy.
- 5.1.3 This section links directly to the placemaking section of the LDP as investors are more likely to be attracted to successful places.



## Strategic and Local Business Locations

- 5.1.4 The LDP will, in the first instance, direct significant and high profile business and industrial uses towards Strategic Business Locations. These are well located and can accommodate business and industrial units of varying sizes.
- 5.1.5 The Council will maintain a supply of effective and marketable business and industrial land throughout East Ayrshire's settlements to aid local economic development. These sites are in sustainable locations, provide a range and choice of sites, are close to existing transportation networks, are 'shovel ready' or serviced and/or have access to key infrastructure in order to facilitate business and industrial development, relocation or expansion.
- 5.1.6 Schedule 3 identifies all the Strategic Business Locations and Local Business and Industrial Locations safeguarded for Class 4: business; Class 5: general industrial and Class 6: storage and distribution uses.

## Mixed Use Business Development Sites

- 5.1.7 The LDP recognises that there are existing Business and Industrial sites, which are attractive to developers, but that upfront infrastructure costs are prohibitive and require a form of enabling development (normally housing) to cross fund business and industrial development. The LDP allocates these as Mixed Use Sites with a requirement for the site to be primarily used for business and industrial development. The amount of enabling development permitted on each Mixed Use site, as detailed in Schedule 4 of the LDP, will be restricted to the minimum amount necessary to finance the business and industrial element of the overall development. Policy IND 4 provides the policy context for Mixed Use developments in this regard.

## Strategic Business Locations and the M77 Investment Corridor

- 5.1.8 Kilmarnock provides a high quality and attractive environment for investment from Business and Industrial development due to its excellent road and public transport links and attractive setting. The M77 business and investment corridor is a new concept being promoted through this LDP that will further promote Economic Development. It extends from East Renfrewshire in the north to Ayr and the Enterprise Zone at Prestwick Airport in South Ayrshire. Its purpose is to help link Ayrshire with the Glasgow conurbation highlighting viable economic development opportunities along its length and to complement and capitalise on the implementation of the Glasgow and Clyde Valley City Deal. The key elements of this concept are development at North Kilmarnock and a future growth area at Kirklandside, close to the Bellfield Interchange, the main entry points to Kilmarnock from the M77/A77.



5.1.9 Moorfield Park to the west of the town has been relatively successful with five units occupied. Recent significant Council investment in the second phase of this site has created a speculative business and industrial unit as well as over 9 hectares of new serviced industrial land, for which there has been significant interest. The Council wishes to build on the success of Moorfield Park by extending the supply of industrial land at this location.



5.1.10 Development at Rowallan Business Park has been slow but steady over the past 15 years with four serviced plots remaining available as well as land for future expansion.

5.1.11 Meiklewood/Mossie, has not been developed despite its status as a business/industrial development site in two previous local plans. It is nevertheless considered that this should remain an opportunity site albeit that it is likely to be developed in the longer term due mainly to the access and servicing costs associated with its development.



5.1.12 A future business and industrial future growth area is identified (shown as FGA 4 on the LDP maps) with development being programmed to start post 2025. This is a highly visible strategic location adjacent to the Bellfield Interchange, a significant entry point into Kilmaronock where the M77/A77 meets the A71 and A76. It is envisaged that new business and industrial development at this location will assist to consolidate the M77 Investment Corridor and will greatly assist in helping to strengthen and diversify the economy of Kilmaronock and will further develop links with Prestwick Airport. The Council will carry out a feasibility study for this area and will identify exact site boundaries in a future review of the LDP.



5.1.13 It is important that these locations are safeguarded due to their importance to Kilmaronock and also as the prime business and industrial sites within East Ayrshire. As such they are designated as Strategic Business Locations and delivery will be through policy IND 1.

## POLICY IND 1: Strategic Business Locations

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- (i) **Rowallan Business Park**, Strategic Business Location, identified as site 153B on the Local Development Plan map, is safeguarded for Business and Industrial uses associated with high quality and high amenity Class 4 Business and Class 6 Storage and Distribution uses.
- (ii) **Meiklewood / Mossie Strategic Business Location**, identified as site 152B on the Local Development Plan map, is safeguarded for high amenity and high quality Class 4, 5 and 6 strategic business and industrial uses. The Council will be supportive of the development of the site for business and industrial developments, which reflect, compliment and capitalise on the strategically important location of the site at north Kilmarnock.
- (iii) **Moorfield Park Strategic Business Location**, identified as sites 158B and 160B on the Local Development Plan map, are safeguarded for Class 5 and 6 uses only.

Proposed uses falling outwith those stated will not receive Council support.

Proposals for strategic, high quality Business and Industrial uses outwith Strategic Business Locations, as identified on the Local Development Plan maps, will only be acceptable in principle to the Council in locations with direct access to the strategic road and/or rail network and where the development meets with all other relevant LDP policies.

All new strategic business and industrial developments will require to meet with the public open space standards set out in Schedule 8 of the LDP.

## Policy IND 2: General Business and Industrial Development

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Proposals for business and industrial developments falling within Classes 4, 5 or 6 of the Use Classes Order will be directed to those sites, outwith Strategic Business Locations, safeguarded for business and industrial use as detailed in Schedule 3 and on the Local Development Plan maps.

All new business and industrial developments will require to meet with the public open space standards set out in Schedule 8 of the LDP.

## Policy IND 3: Business and Industrial Development in the Rural Area

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Outwith settlement boundaries, new business, industrial and commercial development, will be encouraged and supported by the Council only where the proposal relates to one or more of the following types of development:

- (i) Identified Business and Industrial sites and Miscellaneous Sites, with the potential for business and industrial development as indicated on the Local Development Plan Maps;
- (ii) Developments relating to and supporting the traditional rural activities of agriculture and forestry where there is a demonstrated site specific locational need;
- (iii) Sensitive developments relating to recreational, tourism, leisure and sporting sectors;
- (iv) Rail freight based industrial uses at existing coal disposal points or coal loading facilities within existing and/or former surface coal mines served by rail;
- (v) Sympathetic farm diversification developments, supported by a 5 year business plan;
- (vi) Small scale business developments which operate entirely from rural residential properties or community based facilities;

- (vii) Renewable energy developments within the Rural Area that have been subject to detailed consideration against identified policy criteria.

## Policy IND 4: Mixed Use Sites

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Proposals for development within the areas identified as suitable for Mixed Use, as identified on the Local Development Plan Maps, will be acceptable to the Council where they meet all of the following criteria:

- (i) The site is primarily developed for business and industrial development;
- (ii) All uses proposed on the site are compatible with each other;
- (iii) A comprehensive master plan has been submitted for the site, including a detailed development and/or design brief;
- (iv) The developer has submitted a business plan detailing how the enabling development cross-funds the business and industrial development on the site;
- (v) The proposed development of the site complies with all other relevant LDP policies.

Uses other than business and industrial will be permitted only where they enable the provision of business and industrial units to be built on site or lead to the provision of infrastructure identified in the masterplan to allow business and industrial units to be developed and safeguarded. Section 75 obligations will be required to secure business and industrial development on the sites, in addition to any other applicable infrastructure and financial requirements.

## Policy IND 5: Alternative Use of Business and Industrial Land or Premises

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Outwith those sites and premises safeguarded for business, industrial or commercial purposes, alternative uses of land or premises currently or formerly used for business, industrial or commercial purposes will be considered acceptable where it can be demonstrated that:

- (i) The proposed use is not detrimental to any surrounding established uses;
- (ii) The premise or land has been marketed for a significant period of time, at market value, without any interest from potential purchasers. The developer must provide detailed evidence of this;
- (iii) The proposal will not reduce to unacceptable levels the amount of business, industrial or commercial land or premises, with the potential for future employment use, within that particular settlement or area.

## Policy IND 6: Working from Home

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The Council will be supportive of business or industrial developments within residential properties or associated outbuildings, where the proposal meets with the following criteria:

- (i) The primary use of the property will remain residential;
- (ii) The business can be adequately accommodated within the existing property;
- (iii) The business and industrial use will not adversely affect the existing residential use of the property;
- (iv) The business and industrial use will not adversely impact on other residential properties and the character and amenity of the residential area; and
- (v) Adequate car parking can be provided to the standards of the Ayrshire Roads Alliance.

## 5.2 Promoting tourism

- 5.2.1 East Ayrshire has significant potential for tourism. To realise this potential the LDP will maximise the role that tourism can play in regenerating the economy through creating the new businesses and jobs and in attracting new visitors to the area. This will assist in achieving the economic aspirations contained in the LDP, the Community Plan and the Council's Economic Development Strategy.
- 5.2.2 East Ayrshire has a rich built and cultural heritage based on its country parks and estates and other historic properties in the area. Of particular note is Dean Castle Country Park which attracts a high number of visitors every year and Dumfries House Estate which has seen significant investment in recent years and which is attracting increasing numbers of visitors. At Catrine a new visitor destination has been created in the form of the restoration of the weir and the resurrection of an old hydro scheme as well as a new Community Education and Visitor Interpretation Centre. Funding from a wide range of sources has made this possible. Loudoun Castle Estate provides a prime tourism development opportunity on a large redevelopment site close to the M77. Development of Loudoun Castle Estate could also assist in the regeneration of nearby Galston.



- 5.2.3 The rural area provides highly scenic landscapes and significant areas of nature conservation interest. Long distance walking routes and footpaths are a further important tourism resource. East Ayrshire's extensive rural area also provides opportunities for active tourism and recreation and for tourism accommodation. Whilst the Council encourages and supports such new development, recognising the positive economic benefits they can bring, this plan ensures through policy that impacts on the amenity of the rural area are minimal.
- 5.2.4 In recent years, the tourism potential of the area has been boosted by two new designations; the Dark Sky Park and the Galloway and Southern Ayrshire Biosphere. In support of these designations, the placemaking section of the LDP promotes Dalmellington as a tourism gateway.

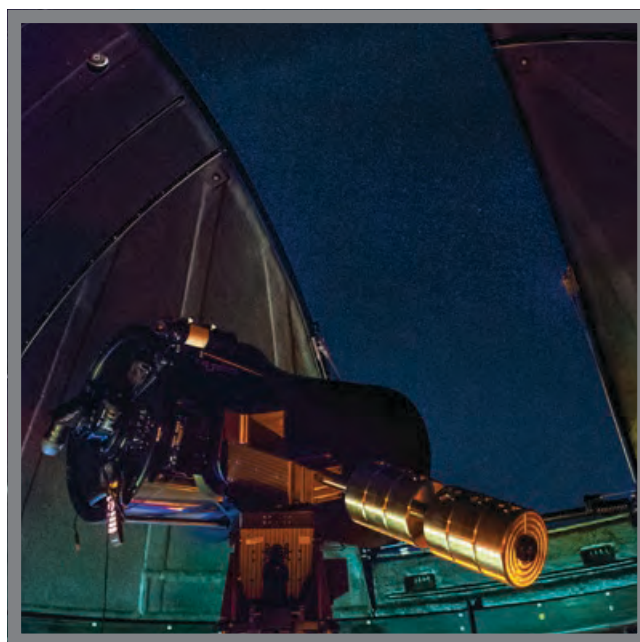


## The Dark Sky Park

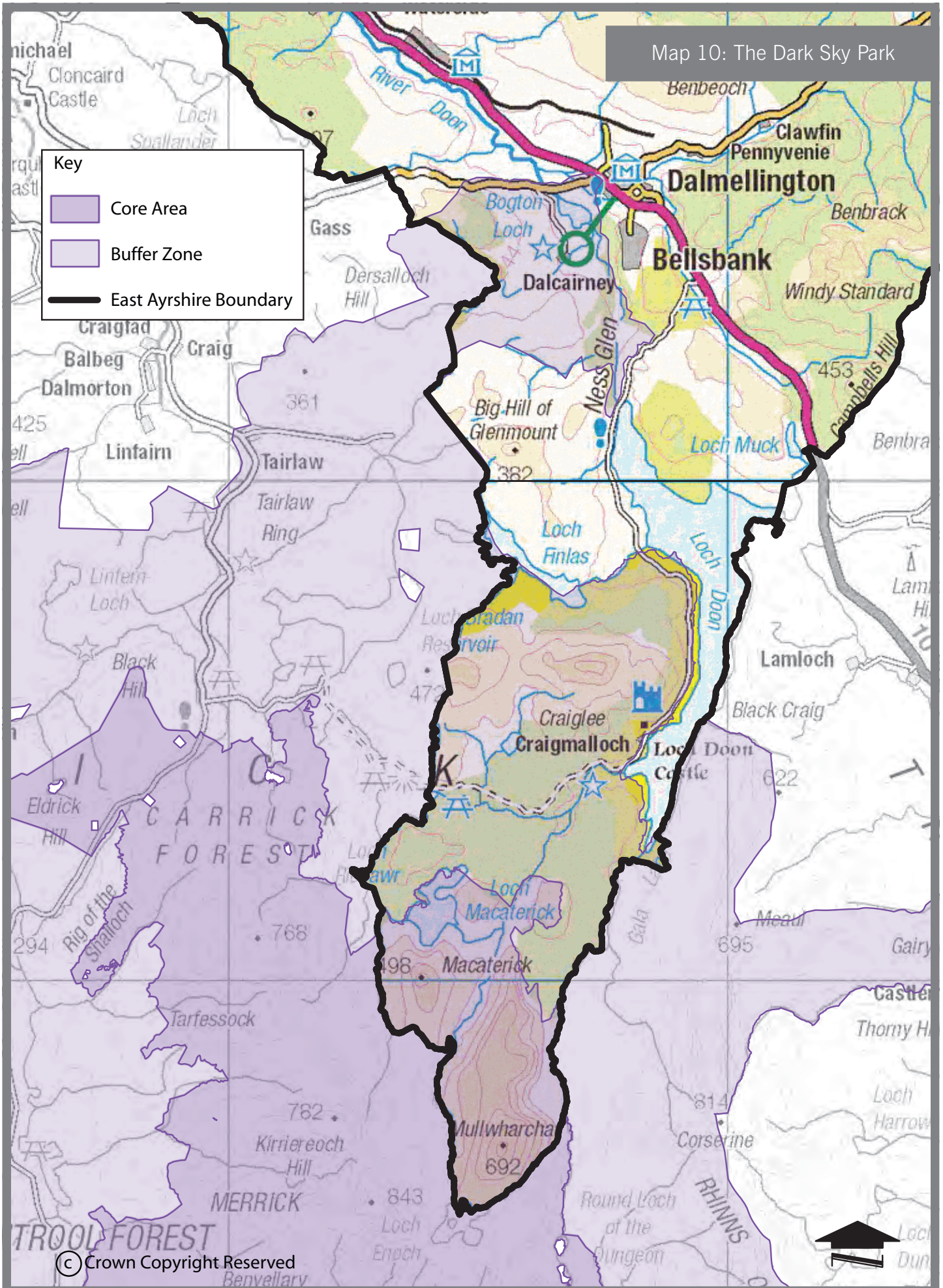
5.2.5 The Galloway Forest Dark Sky Park, the only such recognised Park in Scotland and one of only two in Europe, presents an exciting opportunity for South West Scotland. Now recognised as one of the darkest night skies in the world, the award of Dark Sky designation provides a unique new tourist draw for the area that has the potential to make a significant contribution to the local economy.

5.2.6 Whilst the majority of the Dark Sky Park lies within Dumfries and Galloway, a small section falls within East Ayrshire at the foot of the Doon Valley. East Ayrshire also benefits from the Scottish Dark Sky Observatory. Located within Craigengillan Estate, the facility is the only publicly accessible observatory within the Galloway Forest Park, giving local people and visitors a platform to observe the night sky.

5.2.7 The Dark Sky Park is made up of a core zone, where there is zero light, and a buffer zone where any lighting is carefully managed to reduce light pollution. An additional transition zone has been identified, comprising of a 10 mile radius around the Park, where the Councils and Forestry Commission will encourage any new lighting to be Dark Sky friendly. For the purposes of LDP policy TOUR4, the Dark Sky Park is taken to mean the core and buffer areas only. A map of these areas is shown in map 10 below.



Map 10: The Dark Sky Park



## The Galloway and Southern Ayrshire Biosphere

5.2.8

The Galloway and Southern Ayrshire Biosphere, which includes the southern-half of East Ayrshire, was designated in July 2012 by UNESCO and is the first of the ‘new-style’ biospheres in Scotland and only one of 3 in the UK. The designation gives the area international recognition. Biospheres are selected by UNESCO as being special areas and sites of excellence to promote conservation and sustainable development on a regional scale. The Galloway and Southern Ayrshire Biosphere comprises of three complementary zones:

**Core Area** – the key conservation interest centred on Cairnmore of Fleet National Nature Reserve (NNR); the Silver Flowe NNR and the core of the Merrick Kells SSSI

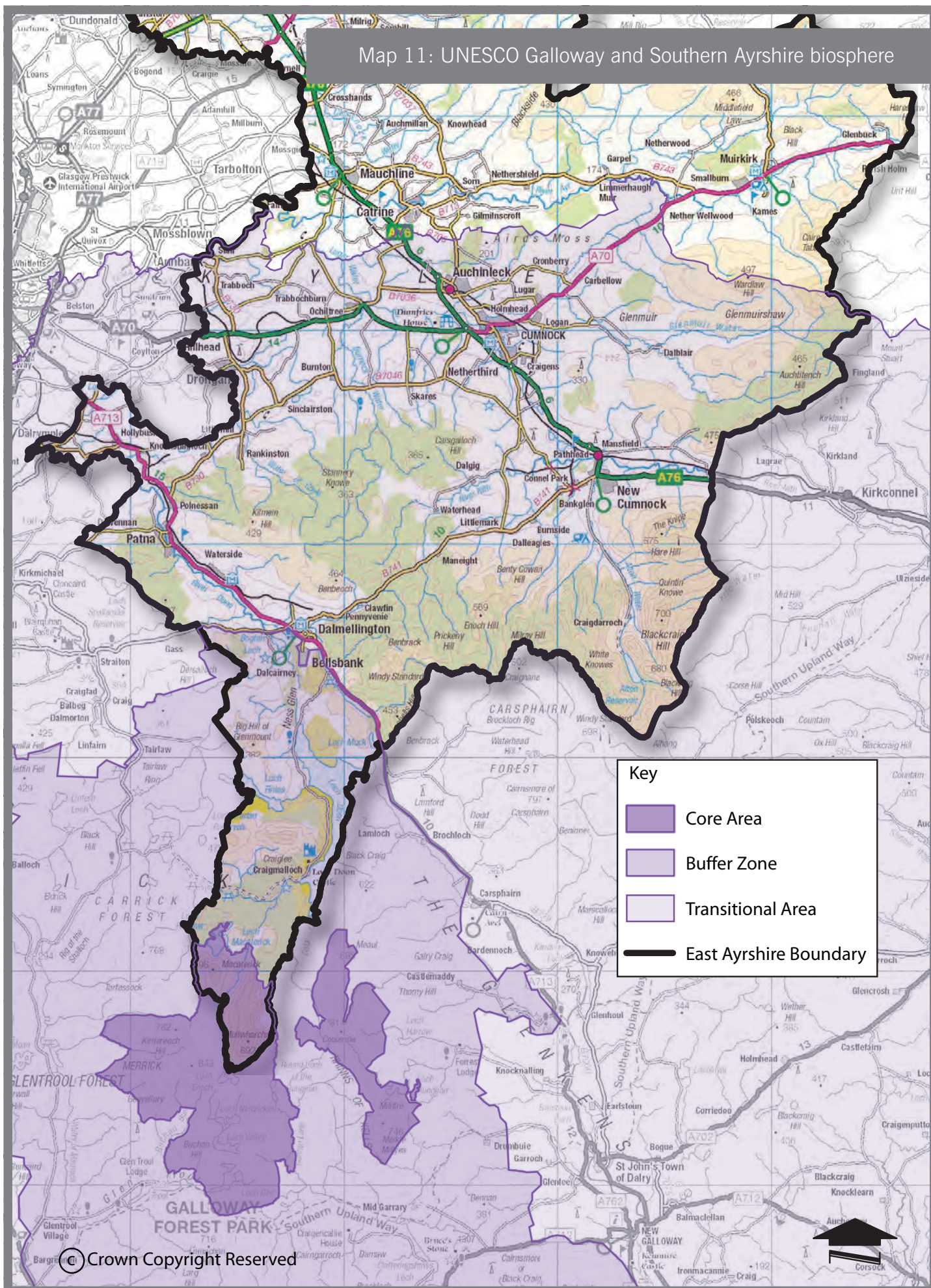
**Buffer Zone** – an area largely in public ownership and managed sustainably, centred on the Galloway Forest Park and

**Transition Area** – the major part of the area where most people live and work and in which sustainable economic and community development will be promoted.

As shown in map 11 below, only a very small part of the core area lies within East Ayrshire at its southernmost tip. The buffer zone covers the area south of Dalmellington with the transition area covering a wider part of the southern half of East Ayrshire. The Biosphere has the potential to promote new as well as existing tourism opportunities. The Local Development Plan has therefore been designed to facilitate such development.



Map 11: UNESCO Galloway and Southern Ayrshire biosphere



### Policy TOUR1 – Tourism Development

The Council will actively support and encourage the appropriate development of new and the improvement of existing tourism facilities throughout the area where proposals meet with all other relevant LDP policies.

Particular support will be given to sympathetic development which enhances the tourism offer of Dean Castle Country Park, Kilmarnock; Loudoun Castle Estate, Galston; Dumfries House and Estate, Cumnock; Craigengillan Estate, Dalmellington and Auchinleck Estate by Auchinleck.

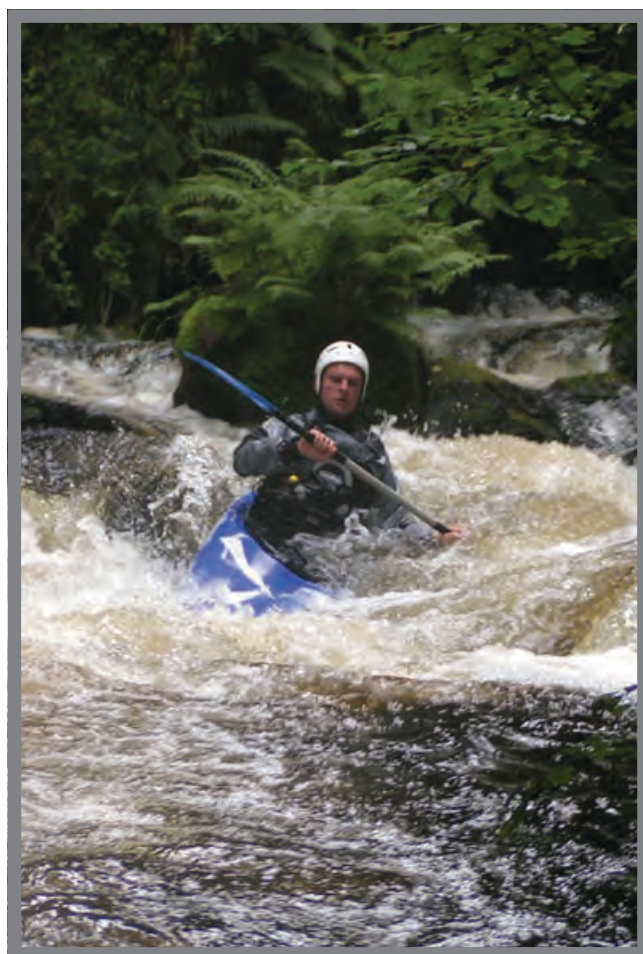
Green tourism initiatives relating to the high scenic, landscape quality and nature conservation interest of the Doon and Irvine Valleys, Loch Doon and Glen Afton as well as the Muirkirk Uplands and River Nith areas will also be encouraged and supported, where green tourism initiatives have demonstrated that they will not have an adverse effect on the integrity of a Natura 2000 site, SSSIs and other important nature conservation features.

### Policy TOUR 2: Tourist Accommodation

Within settlement boundaries, the Council will support the development of new hotel, guest house, self-catering, camping and caravan sites and huts where they comply with all relevant LDP policies. The conversion of existing residential or other properties to these types of tourism accommodation will receive similar support.

Outwith settlement boundaries, camping and caravan sites will be supported where they comply with all other relevant LDP policies.

Hotels, guest houses and self-catering units which are proposed outwith settlement boundaries will require to be accompanied by a business plan or similar justification and planning conditions will be used to restrict the use of such properties to tourism.



## Policy TOUR 3 – Rural Sporting, Leisure and Recreational Activities

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Developments associated with the use of land in the countryside for sporting, leisure or recreational activities will be supported by the Council provided that:

- (i) There is a demonstrated and justified need for the development to be in a rural location;
- (ii) The proposed new development is accessible by public transport;
- (iii) There are no adverse impacts on landscape, natural and/or built heritage resources;
- (iv) There are no adverse impacts arising from increased traffic;
- (v) The proposal complies with all other relevant Local Development Plan policies.

Proposals which do not meet with the criteria above will not receive Council support.

## Policy TOUR 4: The Dark Sky Park

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East Ayrshire Council will support the Galloway Forest Dark Sky Park, and will presume against development proposals within the boundaries of the park that would produce levels of lighting that would adversely affect its “dark sky” status. The boundaries of the Dark Sky Park and of the buffer zone are shown on Map 10. Development will require to be in line with statutory guidance on Dark Sky Park Lighting. This document will include guidance for proposed developments within the buffer zone which may have a lighting impact on the Dark Sky Park.

Outwith the Dark Sky Park, and in particular within the 10 mile radius of the Park known as the transition zone, the Council will encourage developers to take account of the Dark Sky Park designation and take measures to limit light pollution, in line with the measures set out in the **Dark Sky Park Lighting** Supplementary Guidance.

*Supplementary Guidance on Dark Sky Park Lighting Supports policy TOUR 4 by providing information on the following:*

- *A checklist for lighting*
- *Lighting in the Dark Sky Park Transition Zone*
- *Good lighting practice guide*
- *Example planning conditions for development in the Dark Sky Park and Dark Sky Park Transition Zone*

## Policy TOUR 5: Galloway and Southern Ayrshire Biosphere

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The Council will encourage developments and proposals that support the aims of the Biosphere, particularly where they provide an innovative approach to sustainable living and the economy. Developments which support and improve the understanding and enjoyment of the area as a world-class environment will also be supported.

# 6 ENERGY & INFRASTRUCTURE

## 6.1 Delivering renewable energy

- 6.1.1 Planning has an important role to play in Scotland's transition to a low carbon place. Alongside energy efficiency measures, renewable energy is a key way to help reduce greenhouse gas emissions from the energy sector and in this regard, the Scottish Government has set ambitious renewable energy targets.



- 6.1.2 This plan assists in delivering the Scottish Government's renewable energy targets by helping to ensure that, in land use planning terms, East Ayrshire's full potential for electricity and heat from renewable sources is achieved taking into account the potential environmental, community and cumulative impacts of such developments.
- 6.1.3 The renewable energy policies will be used in the assessment of all applicable development proposals, alongside all other relevant policies of the LDP.

## Heat

- 6.1.4 The growth of the decarbonised heat sector within Scotland will become an important driver in tackling climate change and fuel poverty by providing low-cost heat generated from renewable sources.
- 6.1.5 The Scottish Government is in the process of producing and rolling out heat maps. These can assist in highlighting areas where there may be a surplus of heat supply. In general these maps can be used as an opportunity to identify development sites which could use surplus heat, thereby reducing carbon emissions and saving energy costs. It has not been possible to comprehensively analyse the heat maps in the preparation of this document. However, the plan supports and provides guidance for the co-location of developments with a high heat demand where sources of heat supply exist. The Supplementary Guidance on Heat Generation will analyse the heat maps produced by the Scottish Government and will identify where heat networks, heat storage and energy centres are suitable, as well as identifying where opportunities for the co-location of developments with a high heat demand with sources of heat supply would be appropriate.



- 6.1.6 Heat networks can also contribute towards renewable energy targets. Whilst none have been implemented in East Ayrshire so far, they are fully supported through LDP policy RE2 and associated Supplementary Guidance that will be prepared.
- 6.1.7 The policy and supplementary guidance on Heat Generation sets the policy context for developments associated with the renewable and non-renewable generation of Heat, in line with national policy and guidance.

## Wind Energy

- 6.1.8 In terms of wind energy, East Ayrshire already contributes significantly to Scotland's renewable energy output, primarily through Whitelee, with 100 of its 215 turbines constructed within East Ayrshire. There have also been several consents granted in the southern part of East Ayrshire, including Afton and the Harehill Extension, together providing a further 65 turbines. It is recognised, however, that further opportunities to support the renewable energy agenda must be explored and that the Local Development Plan should continue to support wind energy proposals in suitable locations.
- 6.1.9 The wind energy policies of the LDP will be used to assess both planning applications submitted to the Council and Section 36 consent applications submitted to the Scottish Government and issued to East Ayrshire Council for consultation.



## The Spatial Framework for wind energy

- 6.1.10 Following the methodology set out in Scottish Planning Policy, the plan contains a spatial framework for wind energy developments of over 50m to tip in height, identifying areas that are likely to be more appropriate for onshore wind development in order to provide guidance to developers and communities. The LDP does not use the term wind farm. Instead, the spatial framework applies to all proposals for wind energy development which include turbines of over 50 metres, irrespective of the number of turbines. The spatial strategy is formulated by listing constraints to wind energy development in three distinct groups.

**Group 1: Areas where development will not be acceptable.** These are defined in SPP as National Parks and National Scenic Areas, neither of which is applicable to East Ayrshire.

**Group 2: Areas of significant protection.** This group contains a number of national and international designations, other nationally important environmental interests and an indicative separation distance for communities of 2km for visual impact purposes. The designations relevant to East Ayrshire are set out below, and shown on Map 12.

### **National and International designations**

- Special Protection Areas and Special Areas of Conservation
- Sites of Special Scientific Interest
- Sites in the Inventory of Gardens and Designed Landscapes
- Sites in the Inventory of Historic Battlefields

### **Other national important mapped environmental interests**

- Areas of wild land shown on the 2014 SNH map of wild land areas
- Areas of carbon rich soils, deep peat and priority peatland habitat; Classes 1 and 2 shown on the published SNH map relating to these resources

### **Community separation for visual impact**

- Indicative buffer area (2 kilometres) around settlements identified in the Local Development Plan with an identified settlement boundary

Whilst recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant adverse effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation. Proposals will be assessed against the criteria in Schedule 1.

**Group 3: Areas with potential for development.** Beyond Groups 1 and 2, proposals for wind energy development are likely to be acceptable subject to detailed consideration at the development management stage against the identified policy criteria listed in Schedule 1.

- 6.1.11 Map 12 shows the spatial framework for all wind energy developments of over 50m to tip height, in accord with Scottish Planning Policy (2014). Group 2 constraints are shown on the map with separate notations for 2 kilometre settlement buffer zones, nature conservation sites, gardens and designed landscapes and historic battlefields, carbon and peatland class 1 areas, and carbon and peatland class 2 areas. Nature conservation sites, gardens and designed landscapes and wild land are separately distinguished on the rural area map. Details of Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and historic battlefields are available from the Council upon request. All remaining land is Group 3 and is shown unshaded.





Map 12: Spatial Framework for Wind Energy Development over 50m in height

1. Nature conservation sites (SAC, SPA and SSSI), historic gardens and designed landscapes and wild land are shown on the local development plan rural area map.
2. Details of Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and historic battlefields are available from the council upon request.
3. The buffer zone around the settlements represents an indicative area within which special consideration is required with respect to the visual impact on communities within established settlements. The actual extent of the area for consideration will depend on local topography, landscape character and the layout and built form of settlements.
4. The detailed boundaries for all of the constraints identified should be verified from the factual databases available.

**Note:** Smaller scale wind energy proposals will be assessed against policy RE 6 and the design guidance contained within Supplementary Guidance relating to *Planning for Wind Energy*.

#### Key

#### Group 2 - Areas of significant protection

-  2km Settlement Buffer Zones
-  SPA, SAC, SSSI, Gardens & Designed Landscapes, Historic Battlefields, Areas of Wild Land
-  Carbon & Peatland Areas - class 1
-  Carbon & Peatland Areas - class 2

Areas outwith the above constraints are classed as Group 3  
- Areas with potential for wind energy development

**Note:** Smaller scale wind energy proposals will be assessed against policy RE 4 and the design guidance contained within Supplementary Guidance relating to *Planning for Wind Energy*.

## Strategic capacity for wind energy

- 6.1.12 The Council has identified Whitelee Wind Farm and adjacent areas within the core of the upland area as having strategic capacity for wind energy development, although the boundary of this area requires further assessment. Appropriate extensions to the existing development and the principle of re-powering will be supported. The Council will carry out further work to assess the strategic capacity of other parts of East Ayrshire. This will include assessment of Group 2 and Group 3 areas, and cross-boundary assessment through joint working with adjacent planning authorities. It is intended that the outcome of this work would be incorporated into the next review of the Local Development Plan.



## Community Benefits

- 6.1.13 Renewable energy in Scotland presents an unprecedented opportunity for communities to share in the benefits of their local energy resources. In this context, paragraph 173 of Scottish Planning Policy states that, where a proposal is acceptable in land use terms and consent is being granted, local authorities may wish to engage in negotiations to secure community benefit in line with the Scottish Government Good Practice Principles for Community Benefits from Onshore Renewable Energy Developments.
- 6.1.14 In accordance with the above, the Council has an established framework for community benefits through a two tier approach; with £2,500 per megawatt of installed capacity per annum to be contributed to the Renewable Energy Fund, managed by the Council, and with a further £2,500 per megawatt of installed capacity being paid per annum directly to the community/communities affected by the development. This is not a matter for consideration with respect to any application for planning permission, and applies only in the event that the Council is minded to grant planning permission for wind energy development. Furthermore, whilst the council encourages all wind energy developers and communities to use the established framework for the purpose of securing the most appropriate community benefits, where wind energy developers propose alternative arrangements which have the support of the community, and are in line with the Scottish Government's good practice principles, this would be an acceptable alternative approach.
- 6.1.15 Non-statutory guidance on community benefits from wind energy will provide more detailed advice for developers and the community on the council's preferred scheme.

## 6.1.19 Renewable energy policies

### Policy RE1: Renewable Energy Developments

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Proposals for the generation and utilisation of renewable energy in the form of new build development, infrastructure or retrofit projects will be supported in standalone locations and as integral parts of new and existing developments where it can be demonstrated that there will be no unacceptable significant adverse impacts on all of the relevant Renewable Energy Assessment Criteria set out in Schedule 1 of the LDP, that the scale of the proposal and its relationship with the surrounding area are appropriate and that all relevant policies are met. In this regard, applications for renewable energy proposals should be accompanied by detailed supporting information.

*Note: This policy applies to all types of renewable energy development proposals other than heat (see Policy RE2), energy from waste (see Policy WM6) and wind energy (see Policies RE 3 and RE 4)*

### Policy RE 2: Heat Generation

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The Local Development Plan will support developments associated with the renewable generation of heat. Where non-renewable generation of heat is proposed, the Council will support these developments only where greenhouse gas emissions are significantly reduced, form part of a carbon capture development or where the applicant can demonstrate plans for conversion to renewable or low carbon sources of heat in the future. The Council will also be supportive of the provision of energy centres, where appropriate, within new development.

All new heat generating developments should, where possible, be located close to potential heat users and the possibility of developing heat networks, including district heat networks, should be investigated.

Proposals for new development should ensure that the site can be connected to heat networks, including district heating, which may be developed in the future. This will require developers to safeguard sufficient capacity within the site's infrastructure to allow pipework to be connected to premises within the site and to the future heat supply/network. Developers should also safeguard sufficient land, where appropriate, for the provision of energy centres to enable subsequent connections to heat networks to be made.

Where heat networks are not viable, micro-generation and heat recovery technologies, within or associated with individual properties, will be encouraged by the Council.

All proposals will require to meet with the Renewable Energy Assessment Criteria set out in Schedule 1 of the LDP. Thermal treatment plants will also require to meet with SEPA's Thermal Treatment of Waste Guidelines 2014.

Supplementary Guidance on Heat Generation will be produced to support Policy RE 2.

This Supplementary Guidance will identify where the opportunities exist for co-locating developments with a high heat demand with sources of heat supply. The Supplementary Guidance will include criteria for decision making.

This Supplementary Guidance will include detail on individual heat generating technologies and will set out decision making criteria that apply to those technologies in addition to those in Policy RE 2.

## Policy RE3: Wind energy proposals over 50 metres in height

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All wind energy proposals over 50m in height, including extensions and proposals for repowering, will be assessed using the spatial framework for wind development shown on Map 12 and all relevant Renewable Energy and other LDP policies.

The Council will afford significant protection to Group 2 areas shown on Map 12. Development may be appropriate in some circumstances within these areas in cases where it can be demonstrated that any significant adverse effects on the environmental characteristics of these areas can be substantially overcome by siting, design or other mitigation and where the proposal is acceptable in terms of all applicable renewable energy criteria set out in Schedule 1.

Within those areas shown on the Spatial Framework (Map 12) as Group 3 - Areas with Potential for Wind Energy Development, proposals for wind energy over 50m in height will be supported where it can be demonstrated that they are acceptable in terms of all applicable Renewable Energy Assessment Criteria set out in Schedule 1.

***Supplementary Guidance on Planning for Wind Energy will be prepared in order to provide more information on:***

- ***the spatial framework***
- ***the considerations that will apply to wind energy developments of more than 50 metres in height***

## Policy RE4: Smaller scale wind energy proposals

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Wind energy proposals for turbines 50 metres and under in height will be supported where it can be demonstrated that they will not create unacceptable significant adverse impacts on the local area and wider landscape. Proposals will be supported where they:

- (i) Do not result in unacceptable landscape or visual impacts;
- (ii) Do not result in unacceptable impacts on residential properties, in terms of noise, visual dominance or any other nuisance;
- (iii) Do not result in unacceptable impacts on the built and natural environment;
- (iv) Do not create unacceptable cumulative impacts when viewed in conjunction with other operational and approved turbines; and
- (v) Are acceptable in terms of aviation interests and all other infrastructure requirements.

*Supplementary Guidance on Planning for Wind Energy will be prepared in order to provide design guidance on smaller scale wind energy proposals. This will assist developers in the siting and design of their proposal.*



## Policy RE5: Financial Guarantees

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Where necessary in terms of the scale and complexity of the proposal, and the consequences of any failure to restore the site, the Council will require an appropriate financial guarantee in respect of wind energy, waste management, landfill and electrical infrastructure proposals, to ensure that all decommissioning, restoration, aftercare and mitigation requirements attached to planning consents can be met in full.

Any planning permission granted for such developments will be appropriately conditioned and/or subject to a Section 75 obligation to ensure that an appropriate financial guarantee is put in place to the satisfaction of the Council. No development will be permitted on site until any legal obligation and planning conditions have been discharged by the Council.

The financial guarantee mechanism and the amount covered will be reviewed at regular intervals by an independent party. The developer will be required to demonstrate to the satisfaction of the Council that the guarantees continue to be of a sufficient level to cover all potential restoration, aftercare, decommissioning and mitigation costs.

*Supplementary Guidance on Financial Guarantees supports policy RE5 by providing further detail on:*

- *why financial guarantees are required;*
- *different types of financial guarantees that are available on the market;*
- *the approach to securing financial guarantees in terms of the process the Council will undertake;*
- *how financial guarantees will be monitored and reviewed.*

## Schedule 1: Renewable Energy Assessment Criteria

- Landscape and visual impacts;
- Cumulative impacts - likely cumulative impacts arising from all of the considerations below, recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;
- Impacts on carbon rich soils, deep peat and peatland habitats; using the carbon calculator;
- Effects on the natural heritage, including birds. Renewable energy proposals will only be approved where the Council has ascertained that they would not have an adverse effect on the integrity of a Natura 2000 site;
- Impacts on wild land;
- Impacts on all aspects of the historic environment;
- Effects on hydrology, the water environment, flood risk and groundwater dependent terrestrial ecosystems;
- Re-use of excavated peat, forest removal and forest waste;
- Impacts on forestry and woodlands, with reference to the Ayrshire and Arran Forestry and Woodland Strategy (2013);
- Effect on greenhouse gas emissions;
- Impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;
- Impacts on tourism and recreation;
- Public access, including impact on long distance walking and cycling routes and scenic routes identified in National Planning Framework 3;
- Net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;
- Impacts on aviation and defence interests and seismological recording;
- Impacts on road traffic including during construction and decommissioning;
- Impacts on adjacent trunk roads;
- Impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
- The appropriate siting and design of turbines and ancillary works;
- The need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration;
- The need for a robust planning obligation to ensure that operators achieve site restoration;
- The scale of contribution to renewable energy generation targets;
- Opportunities for energy storage.

## 6.2 Promoting sustainable transport

- 6.2.1 East Ayrshire's vision of a buoyant and sustainable economy relies on efficient transportation links, but it will also be partly achieved through the careful siting of new development opportunities in locations which are easily accessible by a range of transportation modes as well as encouraging the movement of more freight by rail. Promoting more sustainable patterns of development in turn assists in the transition to a low carbon economy, will improve the health and well-being of residents and will lead to more successful places.
- 6.2.2 Significant emphasis on active travel has been given within the Placemaking section by identifying existing footpath networks and opportunities for improvements and new linkages. This placemaking approach to settlements will be rolled out to all other East Ayrshire settlements in future reviews of the LDP. LDP Policy which protects and supports the development of our path network will also assist in increasing active travel.
- 6.2.3 In preparing the LDP, a strategic high level transportation model tested the future development scenarios contained in the plan and it was concluded that, whilst some increases in waiting times have been identified at certain locations, development of those LDP sites will not significantly exacerbate to an unacceptable degree the current situation on our roads or public transport.
- 6.2.4 It is, however, recognised that there are some specific locations which would benefit from improvements to ensure that East Ayrshire's transportation system runs as efficiently as possible. These have been highlighted as priorities for improvement:

### 1. Improvements to the one way system in Kilmarnock town centre

As can be seen from the placemaking section, improvements to the one way system in Kilmarnock are required to slow down traffic, improve the pedestrians experience and safety, environmentally enhance the town centre and to improve integration with surrounding areas.



**2. Continued development of the A76 Trunk Road as a first class strategic route, including provision of a by-pass for Mauchline**

The A76 Five Point Action Plan sets priorities for this route in terms of safety, congestion and economic development. A by-pass for Mauchline is included as one of the five points. It should, however, be recognised that a Mauchline By-pass cannot be funded by developer contributions arising from housing development.

**3. Improvement of strategic road links to the M74 through improvements of the A70 and A71 roads**

It is considered important from an economic development perspective that Ayrshire's links to the M74 are improved, through identifying and carrying out appropriate upgrade opportunities on the strategically important A70 and A71 routes.



**4. The upgrade and improvement of the Bellfield Interchange**

Bellfield Interchange is the most important traffic junction in East Ayrshire being the main entry point to Kilmarnock and its town centre. It also provides access from the strategic road network to other very important business and employment locations (e.g. Moorfield and the newly created Moorfield Park) and infrastructure (e.g. Crosshouse University Hospital). The Council accepts that there are peak hour queues and delays at the Bellfield Interchange which could significantly impact on new development in plan periods after 2025. The Council has concerns that the economic development and regeneration of Kilmarnock as well as economic development within Ayrshire generally could potentially be constrained by a lack of available capacity at this junction. In particular there is significant conflict between strategic and local traffic that has implications for road safety (especially during the evening peak), journey times and reliability.

Despite these conflicts, there is some available capacity within the interchange to enable the identified housing, commercial and retail development allocations within the Local Development Plan to be developed within the lifetime of the Plan i.e. to 2020/21 and beyond to 2025/26 without causing any unacceptable road safety or capacity issues.

Ideally, post-2025/26, improved capacity would be desirable to ensure that economic, commercial and residential development will not be compromised whilst also addressing the future economic needs for the wider Ayrshire conurbation.

There may be a requirement for 'queue management' mitigation options to be introduced post-2025/26 to ensure that queuing at the interchange, especially on the southbound off ramp, is safe for users of the trunk road network.

The Council will introduce in the short to medium term (2016 / 2021) an active queue loop detection and signage which will warn of any queues on the southbound off slip which could potentially compromise road safety for southbound traffic on the trunk road.

Within the current LDP, the Council will commission a study to look at what mitigation options are available in the period after 2025/26 to address queue capacity and queue management and associated safety concerns within the current footprint of the interchange without the requirement for STPR commitment and funding from Transport Scotland. The study will examine queue management options, including a parallel diverge slip road extension to the A77 southbound off ramp. The study will seek to ensure that proposed LDP future growth areas to 2035 and beyond can be safely developed without compromising road safety. The Council would look to implement the findings of the study in the period 2021/2026. This will allow all relevant consultations to be carried out and for proportionate developer contributions to be sought in the next Local Development Plan.

The Council will also monitor queuing at the Bellfield Interchange to determine whether consideration will need to be given to advancing implementation of any of the proposals in the study.

The commitment to provide active queue loop detection and signage and undertake the queue management study is included in the Action Programme for this Local Development Plan.

In addition, the Council would wish to commission a second study which will be undertaken in two stages. The first stage will examine the potential for economic, commercial and other development including residential development if capacity at the Bellfield Interchange was enhanced. The first stage will be undertaken in conjunction with the study to address mitigation options for queue capacity and management. The second stage will identify, test and cost options to improve traffic capacity issues at the Bellfield Interchange. This second study will be taken forward by the three Ayrshire Councils subject to the Ayrshire Growth Deal, as submitted, being approved by the Scottish Government.

While the commitment to carry out this second study will be included in the Action Programme, it will be subject to approval of the Ayrshire Growth Deal bid. It will be prepared in conjunction with Transport Scotland, Strathclyde Partnership for Transport, and relevant stakeholders, landowners and developers. Any conclusions arising from the study will be incorporated into the next LDP for East Ayrshire (LDP2), subject to the availability of committed financial resources.

Within the context of the findings of both studies, LDP 2 will examine whether proportionate developer contributions are appropriate for identified housing, commercial and retail development allocations and, if they are, what level of contributions will be required. It should be noted that the Council is committed, as detailed in the most recent Development Plan Scheme, to producing and consulting upon the Main Issues Report for LDP 2 by the end of 2017, with a Proposed Plan being produced and consulted upon by the end of 2018.

6.2.5 Certain larger development sites will require a Transport Assessment (TA) or a Transport Statement (TS) to be undertaken in order to assess impacts, including cumulative, and to indicate any required local improvements. The text accompanying the LDP maps in Volume 2 indicates where a TA or TS will be required. Travel Plans which set out proposals for delivering more sustainable transport patterns may also be required for certain developments.

6.2.6 The Council is keen to see improvements where possible to the passenger rail network in East Ayrshire. To that end it would support studies to improve the frequency of services between Glasgow and Kilmarnock and particularly so between Kilmarnock and New Cumnock/Dumfries. Additionally the Council is keen to identify the potential market for and the technical barriers to providing a new rail station at Mauchline. It will support a study to identify them and how they could potentially be overcome.

## Policy T1: Transportation requirements for new development

The Council will require developers to ensure that their proposals meet with all the requisite standards of the Ayrshire Roads Alliance and align with the Regional and Local Transport Strategies. Developments which do not meet these standards will not be considered acceptable and will not receive Council support.

All new development will require to fully embrace active travel by incorporating new, and providing links to existing footpaths, cycle routes and public transport routes. Developments which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through the use of private cars will be particularly supported.

Where considered appropriate, developers will be requested to enter into Section 75 Obligations with the Council with regard to making financial contributions towards the provision of transportation infrastructure improvements and/or public transport services which may be required as a result of their development.



## Policy T2: Transport Requirements for New Significant Traffic Generating Uses

The Council will not support new significant travel generating uses at locations which would increase reliance on the car and where:

- (i) Direct links to local facilities via walking and cycling networks are not available or cannot be made available;
- (ii) Access to local facilities via public transport networks would involve walking more than 400m; or
- (iii) The Transport Assessment does not identify satisfactory ways of meeting sustainable transport requirements
- (iv) The potential impact on the performance or safety of the trunk road network and the measures required to mitigate any impact arising from development have not been identified.

Where a proposed new development or change of use is likely to generate a significant increase in trip numbers, a Transport Assessment will be required.

In certain circumstances, developers may also be required to produce Travel Plans which set out proposals for the delivery of more sustainable transport patterns.

Developers may be asked to meet the costs of monitoring any Travel Plans and Transport Assessments during the construction period of the site and for an agreed period following the completion of the development.



## Policy T3: Transportation of Freight

The Council will, wherever it is feasible and cost effective, strongly encourage the transportation of freight by rail rather than by road. In cases where this is not possible or feasible, the Council will, where appropriate, encourage and support the development of 'off road' haulage routes designed to avoid the transportation of bulk freight through the area settlements.



## Policy T4: Development and Protection of Core Paths and Natural Routes

The Council will, through its Core Path Plan, and in association with relevant bodies, landowners and tenants, seek to develop a comprehensive local footpath and cycle route network for access and recreational use for local residents. Priority will be given to the development and promotion of new circular routes and footpath links between settlements, especially where these utilise existing disused railway lines, forestry access roads, minor country roads etc.

The Council will promote and be particularly supportive of the development of a long distance route from Darvel to Muirkirk which forms part of National Development 8 within National Planning Framework 3.

Development of new routes for core paths, footpaths, bridleways or cycle paths should demonstrate to the Council that they will not have an adverse effect on the integrity of a Natura 2000 site.

The Council will not be supportive of development which disrupts or adversely impacts on any existing or potential core path, right of way, bridle path, or footpath used by the general public for recreational or other purposes, particularly where the route concerned forms, or has the potential to form, part of the network of circular routes or footpath links between settlements, actively promoted by the Council.

Where such disruption or adverse impact is demonstrated to be unavoidable, the Council will require developers, as an integral part of the proposed development, to provide for the appropriate diversion of the route in question elsewhere within the development site or to put into place appropriate measures to mitigate and overcome the adverse impact expected.



## 6.3 Delivering infrastructure

- 6.3.1 In order to successfully implement the spatial strategy, it is essential that all necessary infrastructure is in place. Infrastructure is not confined to the provision of services such as water, electricity and digital technology; it also concerns the provision of facilities such as schools, community facilities and green infrastructure (paths, amenity open space, sports pitches, public parks, allotments) all of which are key to creating successful places. All new development should be fully integrated with, and served by, existing infrastructure and where this is not possible, new infrastructure requirements should be highlighted at an early stage so that ways of providing them can be identified.

### Infrastructure for new development

- 6.3.2 In terms of the development opportunity sites identified, no major road or service infrastructure improvements are necessary with the exception of local school capacities, which require to be examined for both future long term growth areas in Kilmarnock. Developers will require to provide service infrastructure essential for the development of their sites where this is not provided by the relevant statutory undertaker. Where there are any known site specific infrastructure requirements, notes accompanying site designations are provided within the Volume 2 of the LDP and, where appropriate, within the LDP Action Programme. Developers may also be required to make contributions to additional projects as set out in the developer contributions section below.



### Digital Infrastructure

- 6.3.3 High quality mobile and fixed broadband connections are essential to supporting communities and business development in both urban and rural areas.
- 6.3.4 The Scottish Government's Step Change 2015 project was launched in July 2013 with the aim of increasing the reach of next generation broadband in Scotland. The Council subsequently invested a further £1.2 million in the project to maximise the number of premises that can access superfast broadband within all East Ayrshire communities with a population of 1,000 or more as well as ensuring that our prime business and industrial estates are able to access superfast broadband.

In total, the combined investment through the project will result in around 98% of premises within East Ayrshire having access to superfast broadband by the end of 2017. The remaining 2% of premises will, as part of the Step Change programme, have access to a basic broadband service with a minimum speed of 2 Megabytes per Second (Mbps).

6.3.5 BT's commercial rollout, which is separate from the Step Change 2015 project, has already upgraded the Kilmarnock, Darvel and Stewarton exchanges to enable businesses and the public within these exchange areas to benefit from superfast broadband. BT currently has no future plans for further commercial investment in East Ayrshire. Despite this, the Council intends to investigate the possibility of universal wi-fi provision in Kilmarnock and Cumnock town centres to further boost digital connectivity and, in turn, the economy.

6.3.6 The plan also requires new development to provide as standard the infrastructure necessary to connect new premises to the fibre optic network.

6.3.7 In some cases, the installation of certain types of infrastructure such as telecommunications masts to support the delivery of digital infrastructure can impact upon the landscape and general amenity of the local area. The Council seeks to minimise such impacts and ensure that they are of an acceptable level.

## Green Infrastructure

6.3.8 Well located and designed green infrastructure is essential to improve the amenity of our existing settlements, the health and well-being of residents, reduce flood risk and, above all, to create successful new places. The Council is of the view that all new development should take a design led approach to delivering green infrastructure and should ensure that green infrastructure is incorporated as an integral part of development proposals.



6.3.9 NPF3 identifies the Central Scotland Green Network as a National Development stating that the remediation of derelict land, action in disadvantaged communities and promotion of active travel should be priorities for the CSGN trust. As members of this Trust, the Council is fully committed to assist in delivery of the CSGN and the LDP plays an important part in this process.



6.3.10 The Council's Green Infrastructure Strategy forms an important background document to the LDP. It includes an audit of all types of green infrastructure/open spaces in terms of quality and quantity. It highlights which open spaces should be protected and which of East Ayrshire's settlements have a deficiency or oversupply. The strategy has been used to identify which important areas of open space should be protected from inappropriate development through policy. In addition, it provides the evidence base for the Council's public and private open space/green infrastructure standards.



- 6.3.11 For housing sites of less than 200 units, where there is a surplus of open space within that particular settlement, depending on the relative distance of that particular site to the nearest area of open space, developers may make payment towards the improvement of that open space rather than develop a new open space. This is considered to be a pragmatic, settlement wide approach to green infrastructure provision, which ensures that open space/green infrastructure is not provided where there is no need for it. More detail on private and public open space/green infrastructure standards can be found in Schedule 8 and within the Green Infrastructure Strategy itself.
- 6.3.12 The placemaking section of the plan also highlights where green infrastructure forms, or has the potential to form, green networks, and identifies opportunities for linking green spaces with footpaths and cycle routes as well as areas of green infrastructure/open spaces that would benefit from improvement.
- 6.3.13 Vacant and derelict land can have a detrimental impact on our towns, villages and rural area by reducing their attractiveness to residents, visitors and potential investors. As well as directing new development to such sites, the plan, both through the placemaking maps and policy, encourages their temporary greening to improve the appearance of the area until such time as a permanent new use is found.
- 6.3.14 All such 'green' measures contribute to East Ayrshire implementing the green infrastructure principles of SPP and the CSGN.

## Developer Contributions

- 6.3.15 Within the LDP significant amounts of new development are proposed. New developments can impact significantly on a wide range of existing services, facilities and amenities. These can include education infrastructure, transportation infrastructure, community facilities, recreation and green space initiatives and town centre improvement projects. In this regard, and other than in exceptional circumstances, developers will also be required to provide, or contribute towards, the cost of providing new or improved facilities, amenities or infrastructure, or to supplement existing provision, where these are required as a consequence of the development being proposed, on its own, or as a result of the cumulative impact of development in the area. The plan also includes policies setting out the circumstances in which developer contributions will be sought for affordable housing (Policy RES 3).
- 6.3.16 Within the placemaking section of this LDP, a set of interventions aimed at creating more successful places have been drawn up for the five larger towns of Kilmarnock, Cumnock, Stewarton, Galston and Dalmellington. As per the timetable set out in the Action Programme, placemaking maps will be produced for all other East Ayrshire settlements. The future growth of these towns and the impact this will have has been considered as part of this process. These towns serve their surrounding area for secondary schooling, retail and other services, meaning that residents of new houses and users of new retail and commercial developments in the vicinity of these towns will put additional pressure on facilities located there. It is therefore considered appropriate that developer contributions are sought on a proportional basis (taking account of the existing level of development) and pooled together for certain projects identified on the placemaking maps. A policy on Developer Contributions has been included within the infrastructure policies and the LDP Action Programme and Supplementary Guidance on Developer Contributions will provide more detail on the cost of projects and contributions required from developers. For clarity, the initial list of projects that the Council will seek contributions for are as follows:

Settlement	Project
Kilmarnock	Kilmarnock Green Infrastructure Project
Kilmarnock	Environmental/Junction Improvements to the one way system
Cumnock	Improvements to Woodroad Park including new accessible bridge
Cumnock	Improvements to streetscape within the town centre
Stewarton	Improvements to civic space at The Cross
Stewarton	Improve links to the B778 – Stewarton to Fenwick road
Dalmellington	Streetscape and public realm improvements within the town centre
Dalmellington	Improvement to playing fields including access improvements
Galston	Streetscape and public realm improvements in town centre

**Table 6: Projects for which developer contributions will be sought**

As new placemaking maps are produced and adopted as Supplementary Guidance, further developer contributions projects will be identified as appropriate and included in future reviews of the LDP and in the Action Programme.

- 6.3.17 Developer contributions, where required, will be sought through planning conditions or, where this is not feasible, planning or other legal agreements, where the tests set out in Scottish Government Circular 2/2013 Planning Obligations and Good Neighbour Agreements are met. The contributions sought will relate in scale and kind to the development proposed and its individual or cumulative effects.
- 6.3.18 Contributions may be waived or reduced in exceptional circumstances, for example where the Council

is satisfied that a development would have exceptional development costs, overriding economic, social or other benefits and where there is no adverse impact on essential services or infrastructure.

## Bellfield Interchange

- 6.3.19 As detailed in Section 4, the Council will commission a study to look at what mitigation options are available to address capacity and queue management and associated safety concerns within the current footprint of the Interchange without the requirement for STPR commitment and funding from Transport Scotland. This study will examine queue management options to ensure that proposed LDP future growth areas to 2035 and beyond can be safely developed without compromising road safety. The Council would look to implement the findings of this study in the period 2021/2026. This will allow all relevant consultations to be carried out and for proportionate Developer Contributions to be sought in the next Local Development Plan.
- 6.3.20 In addition, a second study to identify, test and cost options to improve traffic capacity issues at the Bellfield Interchange will be taken forward by the three Ayrshire Councils subject to the Ayrshire Growth Deal, as submitted, being approved by the Scottish Government. This second study, will be in two stages: the first stage will examine the potential for economic, commercial and other development including residential development if capacity at the Bellfield Interchange was enhanced; and the second stage will consider what improved capacity options are available, and test and cost these options. The first stage will be undertaken in conjunction with the study to address mitigation options for queue capacity and management. The second stage will identify, test and cost options to improve traffic capacity issues. The commitment to carry out this second study will also be included in the Action Programme but will be subject to approval of the Ayrshire Growth Deal bid. It will be prepared in conjunction with Transport Scotland, Strathclyde Partnership for Transport, and relevant stakeholders, landowners and developers. Any conclusions arising from the report are intended to be incorporated into the next LDP for East Ayrshire (LDP2), subject to the availability of committed financial resources.
- 6.3.21 It is intended that LDP 2 will examine whether proportionate developer contributions are appropriate for identified housing, commercial and retail development allocations and, if they are, what level of contributions will be required. In doing so, the required level of developer contributions would require to be subject to full consultation throughout the preparation of LDP 2 and the detail on how the contributions would be collected and held is intended to be detailed within Developer Contributions Supplementary Guidance for that Plan.
- 6.3.22 It should be noted that the Council is committed, as detailed in the most recent Development Plan Scheme, to producing and consulting upon the Main Issues Report for LDP 2 by the end of 2017, with a Proposed Plan being produced and consulted upon by the end of 2018.

## 6.3.23 Delivering Infrastructure Policies

### Policy INF 1: Service Infrastructure

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The Council will encourage all service providers to improve, augment, and expand existing service infrastructure throughout East Ayrshire in order to meet demand. Such developments will be supported by the Council where it can be demonstrated that there would be no detrimental impacts on the landscape, natural and built heritage designations or on the road network and where the proposal meets with all other relevant LDP policies.

## Policy INF 2: Installation of Next Generation Broadband for New Developments

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Developers of new residential or business and industrial developments will be required to install the necessary infrastructure to enable all new premises to be connected to the existing fibre optic network, where available in East Ayrshire, and in accordance with the relevant telecommunications provider's standards.

Developers will be required to ensure that all new premises have a full fibre connection to the network ensuring that next generation broadband speeds of 100 Megabytes per second and above can be provided.

Developers are encouraged to have early discussions with the relevant telecommunications provider when formulating their development proposals.

## Policy INF 3: Installation of Communications Infrastructure

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Providers of communications equipment will require to demonstrate that the following options have been considered in the selection sites and design of base stations:

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

As part of any planning applications for such developments, applicants will require to provide the following information:

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

Developments which deliver entirely new connectivity to an area will be particularly encouraged.

***Should any communications installations become operationally redundant, the Council will require their immediate removal and the restoration of the site to its original condition. A financial guarantee in line with policy RE5 of the LDP and the Council's Supplementary Guidance on Financial Guarantees may be required for larger scale developments.***

## Policy INF 4: Green Infrastructure

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The Council will require development to take a design led approach to delivering green infrastructure. Opportunities for green infrastructure delivery should be incorporated as an integral part of the design of developments to enhance and link to existing open spaces/green infrastructure and create new green infrastructure assets as appropriate. The Council will require new development to meet with the public and private open space standards set out in Schedule 8 and the provisions of the Council's Design Guidance. The provision of open space/green infrastructure should be a core component of any Master Plan.

*The Council will produce **Design Guidance** which will provide guidance for all types of development and will form **Supplementary Guidance to the LDP**. It sets out key design principles that the Council expects developers to incorporate into their developments including green infrastructure/open space requirements.*

## Policy INF 5: Developer Contributions

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Where a development of 4 or more houses, retail or commercial leisure development either on its own, or in association with existing developments, will place additional demands on facilities, infrastructure or services that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure, facilities or services. This could include off-site environmental or other enhancements where issues cannot be addressed within the development site. Contributions will relate to the development concerned, including in nature, scale and kind. Where these cannot be secured by planning conditions or other appropriate means, the Council will expect developers to complete a Section 75 obligation or other legal agreement. Contributions sought under this policy will be waived or reduced only in exceptional circumstances – for example, where a developer demonstrates that an enabling development or a development would have exceptional development costs, overriding economic, social or other benefits, and where there is no adverse impact on essential services or infrastructure.

A list of specific projects which support placemaking to be funded by developer contributions can be found in Table 6 of the LDP and the Action Programme.

**Note:** In addition to any contributions made under Policy INF5, developers will require to meet the costs of providing the service infrastructure necessary for their development.

The Council will monitor and review, in discussion with stakeholders, including representatives of the development industry, Supplementary Guidance relating to Developer Contributions on an annual basis.

*Supplementary Guidance on **Developer Contributions** supports policy INF5 by providing further detail on:*

- *which projects that developers will require to make contributions towards;*
- *the costs of projects;*
- *how the developer contributions will be calculated, and*
- *how the Council will collect funds.*

## Policy INF 6 – Safeguarded Open Space

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There will be a presumption against development on safeguarded open space with the exception of uses which are compatible with, and sympathetic to, the sporting and recreational use of the site itself. Any such development should not result in either a reduction or erosion of the site's overall amenity and recreational value or a deficiency of open space provision in the area or settlement concerned.

Development which results in the partial or complete loss of areas of safeguarded open space will be acceptable only in exceptional circumstances where alternative provision of equal community benefit can be made available close to the site and where the proposal meets with the provisions of the Council's Green Infrastructure Strategy.

## Policy INF 7: Outdoor Sports Facilities

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The Council will not be supportive of the redevelopment of outdoor sports facilities, except where one of the following circumstances applies:

- (i) the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or
- (ii) the proposed development involves a minor part of the outdoor sports facility which would not affect its use and potential for sport and training; or
- (iii) the outdoor sports facility which would be lost as a result of the proposed development would be replaced by:
  - a new outdoor sports facility of comparable or greater benefit for sport and in a location which is convenient for its users; or
  - the upgrading of an existing outdoor sports facility to provide a better quality facility, either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area; or
- (iv) an outdoor sports facility strategy prepared in consultation with, and approved by, Sportscotland, or another relevant strategy, has demonstrated that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site in question could be developed without detriment to the overall quality of provision.

Sportscotland is a statutory consultee and is required to be consulted on any planning application that will result in the loss of an outdoor sports facility; prejudice the use of an existing outdoor sports facility for that purpose; or prevent the use of land, which was last used as an outdoor sports facility, from being used again for that purpose.

## Policy INF 8: Temporary Greening of Vacant and Derelict Land

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The Council will actively encourage the temporary greening of any vacant, derelict or underused site to improve the provision of green infrastructure within the Council area and to improve the character and amenity of the particular settlement or rural area. The Council will also be supportive of advanced structure planting to create a landscape framework for future development on major sites identified in the plan. Any temporary greening of a site should not prevent the future development of the site concerned.

## 6.4 Sustainable waste management

- 6.4.1 The Council is committed to implementing Scotland's Zero Waste Policy which means wasting as little as possible and recognising that every item and material we use is a resource that can potentially add value to our economy. This LDP encourages economic development through the establishment of new business and industry relating to waste, whilst at the same time provides policy to ensure that the amenity of our residents, settlements and natural environment are not compromised in any way by the development of new or extended waste management facilities.
- 6.4.2 The Waste Hierarchy as set out in the European Waste Framework Directive is key to realising a zero waste vision. This hierarchy identifies the prevention of waste as the highest priority followed by reuse, recycling, recovery of other value (e.g. energy) with disposal as the least desirable option. The plan supports and promotes this approach to sustainable waste management and acknowledges that it is essential in achieving Scotland's zero waste targets of recycling 70% of household waste and sending no more than 5% of Scotland's annual waste to landfill by 2025.



- 6.4.3 Existing waste management sites within East Ayrshire comprise of a Council owned Material Recovery Facility and Household Waste Recycling Centre (HWRC) at Western Road, Kilmarnock, privately owned sites including a manned HWRC, a residual waste treatment facility, a waste transfer station and a landfill site at Garlaff near Skares, a landfill site at Craignaught Quarry, near Dunlop, a waste transfer station at Southhook, Kilmarnock and an in-vessel composting facility at Moorfield, Kilmarnock. There is also a network of Council operated small-scale local recycling points throughout the authority. In addition to this, the Council is considering the creation of a new recycling facility in the Lugar area. In line with SPP, the LDP safeguards all of these facilities and ensures that development taking place in their vicinity will not impact detrimentally upon their operations. The former landfill site at Dalricket Mill near New Cumnock has reached the end of its life and will be subject to final restoration.
- 6.4.4 No new landfill capacity is required to serve East Ayrshire in the lifetime of this LDP. The Council is, however, fully supportive of new waste management facilities, which are deemed to be crucial in order to meet national waste capacity requirements, including the potential for landfill, but only where these new facilities are fully supported by the Zero Waste Plan. Where new waste management installations are required these should be directed to suitable locations as close as possible to the source of waste or the source of the waste need, whichever takes the greatest priority in terms of requirements of the Zero Waste Plan and an all-Scotland Operation Capacity. Any new waste management installation should not impact detrimentally on the surrounding area.

## Sustainable Waste Management Policies

### Policy WM 1: Sustainable Waste Management

All development will require to meet with the aims of the Zero Waste Plan and follow the principles of the Waste Hierarchy, that is, give highest priority to the prevention of waste followed by reuse, recycling, then recovery of other value (e.g. energy) with disposal as the last option.

To help achieve these aims, the Council will particularly encourage developers to minimise the use of primary materials and make efficient use of secondary materials.

There will be a presumption against the development of major new landfill waste disposal sites within the period of the LDP.

### WM 2: Existing Waste Management Facilities

East Ayrshire's existing waste management installations are safeguarded on the LDP maps. Any proposed new development within the vicinity of these facilities which has the potential to compromise or inhibit waste handling operations will not be supported by the Council.

### Policy WM 3: Sustainable Waste Management and New Developments

The design of all new developments, including commercial, business, industrial and residential, will be required to make provision for waste separation and collection. This should include, but is not restricted to, waste storage, kerbside collection and mini recycling facilities.

The Council will particularly be supportive of new developments that provide, where appropriate, at-source segregation or separate collections in order to increase the amount and quality of recyclable materials and to minimise the potential for cross-contamination of materials.

The Council will require all major and certain more significant local developments to provide Site Waste Management Plans to demonstrate how waste generation will be minimised during the construction and operational phases of the development.



## Policy WM 4: New Waste Management Infrastructure and Facilities

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Proposals for new and extended waste management infrastructure and facilities, including any activity which is ancillary to an industrial process, will be supported by the Council only where the proposed development meets all the following criteria:

- (i) While a significant shortfall of waste management infrastructure exists, suitable locations for new waste facilities will be supported;
- (ii) The proposal is proposed within a suitable location, unless it can be demonstrated that there is a site specific locational need to locate elsewhere. Suitable locations are defined as:
  - Land identified for Business, Industry and Storage and Distribution purposes on the LDP maps particularly those which contain other heavy or specialised industrial uses;
  - Existing waste management sites or sites close to existing waste management facilities;
  - Areas of degraded, contaminated or derelict land;
  - Sites previously occupied by waste management facilities;
  - Existing or redundant sites or buildings that can be easily adapted;
  - Sites that have the potential to maximise the re-use of heat generated from waste through co-location with potential heat users;
  - Existing railheads, and other suitable sites located close to railways or junctions in the strategic road network.
- (iii) The proposal can accommodate an adequate buffer zone and screening between surrounding sensitive receptors such as dwellings, settlements, natural heritage resources worthy of protection and the new facility itself.
- (iv) The proposal can demonstrate that measures will be put in place to prevent and control contamination of the surrounding area and the degradation of environmental amenity by:
  - Wind blown material and dust;
  - Production of landfill gas;
  - Pollution of groundwater and watercourses by on-site operations;
  - Vermin and bird nuisance; and
  - Noise and smell nuisance.
- (v) The proposal has no adverse impacts on the existing road network.
- (vi) The proposal will have no unacceptable adverse impacts on the amenity of nearby residents and settlements and of residents of properties located along the transport routes to the site.
- (vii) The proposal will not have an unacceptable adverse impact on the natural and built heritage (including historic gardens and designed landscapes), visual amenity and the landscape character of the area.
- (viii) The proposal provides full operational details, restoration proposals where appropriate; and after use of the development site.
- (ix) The proposal can demonstrate that the site is not at risk of flooding.

Development proposals which do not meet or comply with all of the above criteria or which are considered to have an unacceptable adverse impact on amenity of the natural and built environment will not be supported by the Council.

Where there is a proliferation of separate waste management facilities within close proximity to a local community or within a particular settlement, then the Council, wherever possible or feasible, will encourage the combination of different waste management processes within a single site. The Council will also ensure that any co-location of facilities within a single site will not result in unacceptable cumulative impacts on, or unduly adversely affect, the amenity of the area or of local amenities.

In line with the spatial strategy and settlement hierarchy, all new major waste facilities will, in the first instance, be directed to whichever of the five towns of Kilmarnock, Cumnock, Galston, Stewarton or Dalmellington is in closest proximity to the source of the waste.

## Policy WM 5: Further requirements for new Waste Management Facilities

The Council will require all applicants for new or extended waste management facilities:

- (i) to submit detailed planning applications; applications for planning permission in principle will not be acceptable;
- (ii) to establish Liaison Committees, where appropriate, with local representatives to act as a forum through which relevant operational and associated issues can be discussed and addressed;
- (iii) to upgrade, maintain and repair at their own expense, road damage shown to have been caused by vehicles servicing their developments; and
- (iv) to service any existing or proposed waste management development by rail if feasible.

*Any development for landfill will require a financial guarantee in line with policy RE5 and the Council's Supplementary Guidance on **Financial Guarantees** to be in place before any development starts.*

## Policy WM 6: Recovery or Disposal of Waste

Proposals for development associated with the recovery and/or disposal of waste, including energy recovery from waste, will be supported by the Council where the development:

- (i) Fully accords with the provisions of General Policy WM 4;
- (ii) Makes contributions to waste management targets set by the European Union and the Scottish Government;
- (iii) Accords with any legislative restrictions on waste recovery and disposal;



- (iv) Provides a connection to the electricity grid, where appropriate;
- (v) Has investigated the potential for heat and electricity distribution to neighbouring uses has been fully explored and provided where viable. The developer will be required to provide sufficient justification and evidence to demonstrate why heat and electricity distribution cannot be provided.
- (vi) Provides a high quality restoration and aftercare plan, in accordance with Policy RE5: Financial Guarantees.

All proposals for energy from waste facilities must achieve high efficiency in terms of energy recovery and will be required to provide a Heat and Power plan for the proposed facility in accordance with SEPA's Thermal Treatment of Waste Guidelines 2014.

Proposals for thermal treatment plants will also be required to meet with SEPA's Thermal Treatment of Waste Guidelines 2014.

## Policy WM 7: Secondary Waste Management Industries and Businesses

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The Council will generally be supportive of the establishment of secondary industries and businesses associated with an established waste management facility as an integral part of, or in as close proximity as possible to, the waste management facility from which they derive their business. Any new secondary industries and businesses will be assessed against all relevant LDP policies including those relating to business and industry.

## Policy WM8: Waste Collection and Mini-Recycling Facilities

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The Council will encourage and support the development of small scale centralised waste collection and mini recycling facilities such as bottle banks etc. within areas easily accessible to the public, including:

- town centre and supermarket car parks;
- car parks associated with commercial leisure developments;
- industrial estates, retail, commercial, office and business locations;
- schools and other educational establishments; and
- new housing developments.

In the case of proposed new developments of the types detailed above, such facilities should be provided as an integral part of the original design for any development proposal. These facilities should be located in easily accessible locations which do not impede natural surveillance or prejudice the efficient operation of the areas in which they are situated. Proposals to develop larger scale HWRCs to meet the needs of local communities at appropriate locations, in or close to existing centres of population, will also be supported by the Council, subject to meeting all relevant policies.

# 7

## ENVIRONMENT

### 7.1 Protecting and enhancing the natural and built environment

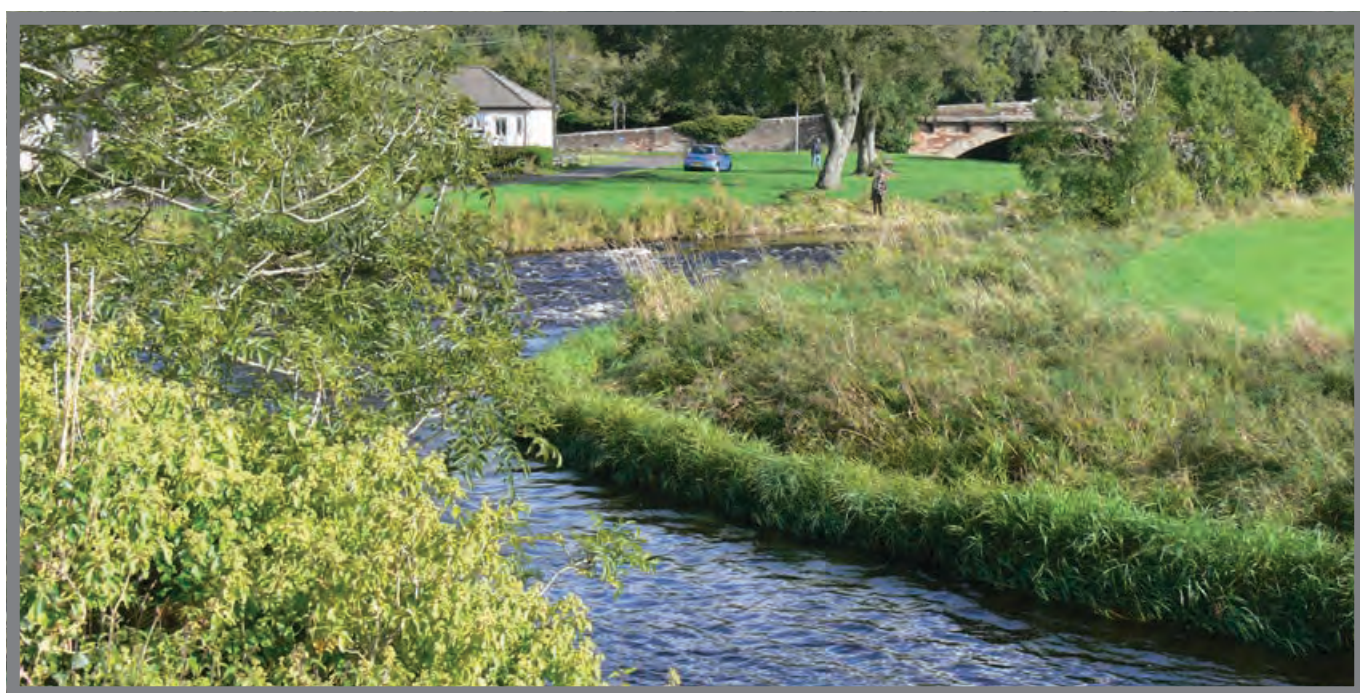
- 7.1.1 East Ayrshire benefits from a diverse environment, with its wide breadth of natural and built heritage features helping to shape the character and culture of the area. By protecting and enhancing our environment in an effective and meaningful way, we are better able to create successful places which, in turn, attract investment, new visitors and contribute significantly to the quality of life for local residents.



- 7.1.2 Our rich and varied built heritage and the natural beauty of our rural area gives East Ayrshire its unique sense of identity. The plan promotes development of these assets and their surroundings in a sustainable manner and protects those most sensitive features from inappropriate development. This section links closely to, and should be read in conjunction with, the placemaking and green infrastructure sections of the plan. Conservation Area Appraisals have also been prepared for Catrine, Galston and Cumnock Conservation Areas and these form non statutory guidance to this plan. A Conservation Area Management Plan has also been prepared for Bank Street/John Finnie Street Conservation Area in Kilmarnock. These are valuable resources which developers should refer to in preparing proposals.
- 7.1.3 Given the potential landscape impacts, the renewable energy section is also of relevance given that wind energy development takes place in the rural area. It is recognised that parts of our rural area have been affected by the demise of the open cast coal industry. The environmental issue of the restoration of this land will be addressed in the Minerals Local Development Plan.
- 7.1.4 This chapter also contains a number of Environmental Protection policies aimed at ensuring new development does not harm the environment or the interests and safety of its end users.

## Flood Prevention

- 7.1.5 Flood risk is a key consideration in the siting and design of new development. The effects of climate change mean that more areas are increasingly under threat from flooding. The LDP therefore has a key role to play in ensuring that new development is, as far as possible, located in areas free from flood risk and where this is not possible that satisfactory mitigation measures can be put in place.



- 7.1.6 The Flood Risk Management (Scotland) Act 2009 takes a sustainable and comprehensive approach to managing flood risk, which means looking at all sources of flooding. It is the role of SEPA to provide up to date information on areas of flood risk and to prepare Flood Risk Management Strategies (FRMS). Local Flood Risk Management Plans are to be produced by each of Scotland's 14 'Local Plan Districts' by December 2015. These will take forward the objectives and actions set out in the FRMS.
- 7.1.7 SPP takes full account of the Flood Risk Management (Scotland) Act 2009 and sets out national policy on managing flood risk and drainage. As well as meeting with the requirements of policy ENV11 below, developers will also need to ensure that their proposals meet with all SPP principles.

## Low and Zero Carbon Buildings

- 7.1.8 Reducing greenhouse gas emissions is a key policy at international, national, regional and local level. As a result, planning authorities are required by legislation to include in their LDP policies to ensure that greenhouse gas emissions from all new buildings are minimised, through the installation and operation of low and zero-carbon generating technologies.

### 7.1.9 Built Environment Policies

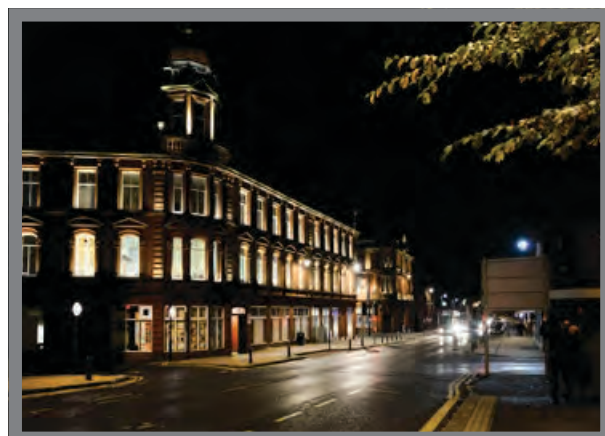
#### Policy ENV1: Listed Buildings

**Listed buildings play an important role in defining and enhancing the quality of East Ayrshire's environment and contribute to the character of local communities. The Council will support:**

- The retention and preservation of all listed buildings and buildings within conservation areas.
- The adaption and re-use of listed buildings and buildings within conservation areas to meet modern requirements, where this can be achieved in a manner sensitive to the character of the building.

Proposals for the total or partial demolition of a listed building will only be supported where it can be demonstrated beyond reasonable doubt that every effort has been made to retain the building. Demolition will only be acceptable where it can be evidenced that:

- (i) the building is not of special interest; or
- (ii) the building is incapable of repair; or
- (iii) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- (iv) 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 purchasers for a reasonable period.



## Policy ENV2: Scheduled Monuments and Archaeological Resources

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Development that would have an adverse effect on Scheduled Monuments or on their settings shall not be supported unless there are exceptional overriding circumstances.

Other archaeological resources should be preserved in situ wherever possible. The developer may be required to supply a archaeological evaluation report prior to the determination of a planning application. Where the case for preservation does not prevail the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication in advance of development.

## Policy ENV3: Conservation Areas

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Development or demolition within a conservation area or affecting its setting, shall preserve and enhance its character and be consistent with any relevant conservation area appraisal or management plan. Any development should be sympathetic to the area in terms of its layout, size, scale, design, siting, material and colour and should seek to enhance the architectural and historic qualities of the area.

Where a building contributes positively to the character of a conservation area, its proposed demolition should be assessed against the criteria contained in ENV1. Where it does not contribute to the character, demolition will be supported where a high quality redevelopment or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.



## Policy ENV4: Gardens and Designed Landscapes

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Gardens and Designed Landscapes included in the National Inventory, and those of regional and local importance, are protected and their enhancement encouraged. Development will not be supported where it will have significant adverse impacts upon (i) its character; (ii) important views to, from and within it and; (iii) important features that contribute to its value and that justify its designation, where applicable.

Where a proposed development will impact on a Garden and Designed Landscape, the developer will be expected to provide a landscape management plan, to identify conservation needs and direct how change can best be accommodated.

## Policy ENV5: Historic Battlefields

Historic Battlefields included in the National Inventory are protected, conserved and managed, so as to conserve their important features and enable greater understanding of their historic importance and role.

Development will not be supported where it will significantly impact upon the key landscape characteristics and important features that underpin understanding and appreciation of the Battlefield.

Where development on a Battlefield is deemed appropriate, any adverse impacts should be avoided or mitigated, through location and design details. Where possible, opportunities for positive enhancements should be identified, which will help improve interpretation and understanding of the Battlefield.

7.1.10

## Natural Environment Policies

### Policy ENV6: Nature Conservation

The importance of nature conservation and biodiversity will be fully recognised in the assessment of development proposals. This will be achieved by ensuring that:

- (i) Any development likely to have a significant effect on a Natura 2000 site which is not directly connected with or necessary to its conservation management must be subject to a “Habitats Regulations Appraisal”. Such development will only be approved if the appraisal shows that there will be no adverse effect on the integrity of the site;
- (ii) Any development affecting a SSSI will only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated or where any significant adverse effects on the qualities for which it is designated are clearly outweighed by social, environmental or economic benefits of national importance.
- (iii) Any development that may adversely impact on areas of local importance for nature conservation, including provisional wildlife sites, local geodiversity sites and local nature reserves, will be expected to demonstrate how any impact can be avoided or mitigated.
- (iv) If there is evidence that protected species may be affected by a development, steps must be taken to establish their presence. The planning and design of any development which has the potential to impact on a protected species will require to take into account the level of protection afforded by legislation and any impacts must be fully considered prior to the submission of any planning application.
- (v) Any new development must protect, and where appropriate incorporate and/or extend, existing habitat networks, helping to further develop the Central Scotland Green Network in Ayrshire.



The Council will apply 'the precautionary principle' where the impacts of a proposed development on nationally or internationally significant natural heritage resources are uncertain but there is sound evidence indicating that significant irreversible damage could occur.



## Policy ENV 7: Wild Land and Sensitive Landscape Areas

Areas of wild land, as identified on the 2014 SNH map of wild land areas, have little or no scope to accommodate new development and are safeguarded on the LDP maps. Any development proposed must be able to demonstrate that any adverse effects on the qualities of wild land can be substantially overcome by siting, design or other mitigation.

The Council will give priority and prime consideration to the protection and enhancement of the landscape in its consideration of development proposals within the Sensitive Landscape Areas identified on the LDP maps.

Any development deemed to have unacceptable impacts on wild land and SLAs will not be supported by the Council. All development proposals within these areas will also require to be assessed against policy ENV 8: Protecting and Enhancing the Landscape.

*Non-statutory guidance on Sensitive Landscape Areas supports policy ENV 7 by providing further detail on which particular qualities make the SLA valuable and important on a local and regional scale.*

## Policy ENV8: Protecting and Enhancing the Landscape

The protection and enhancement of East Ayrshire's landscape character as identified in the Ayrshire Landscape Character Assessment will be a key consideration in assessing the appropriateness of development proposals in the rural area. The Council will require that:

- (i) Development proposals are sited and designed to respect the nature and landscape character of the area and to minimise visual impact. Particular attention will be paid to size, scale, layout, materials, design, finish and colour.
- (ii) Where visual impacts are unavoidable, development proposals should include adequate mitigation measures to minimise such impacts on the landscape.
- (iii) Particular features that contribute to the value, quality and character of the landscape are conserved and enhanced. Development that would result in the loss of valuable landscape features, to such an extent that character and value of the landscape, are unacceptably diminished, will not be supported. Such landscape features include:
  - a. Settings of settlements and buildings within the landscape;
  - b. Skylines, distinctive landform features, landmark hills and prominent views;
  - c. Woodlands, hedgerows and trees;
  - d. Field patterns and means of enclosure, including dry stone dykes; and
  - e. Rights of way and footpaths

Development that would create unacceptable visual intrusion or irreparable damage to landscape character will not be supported by the Council.



## Policy ENV9: Trees, Woodland and Forestry

The Council will support the retention of individual trees, hedgerows and woodlands within both settlements and rural areas, where such trees contribute to the amenity, nature conservation and landscape value of the area. There will be a presumption against the felling of ancient semi-natural woodlands and trees protected by Preservation Orders.

The Council will support proposals for woodland and forestry expansion where they:

- (i) are consistent with the Ayrshire and Arran Forestry and Woodland Strategy and contribute to Ayrshire's green network;
- (ii) take account of the landscape and ecological qualities of the area;
- (iii) demonstrate that recreational opportunities have been fully considered;

Proposals that involve the removal of woodland will only be supported where it would achieve significant and clearly defined public benefits and is in line with the Scottish Government's Control of Woodland Policy. Where removal can be fully justified, compensatory planting will be required to the

satisfaction of the Council and Forestry Commission Scotland and in line with the provisions of the Ayrshire and Arran Forestry & Woodland Strategy which forms Supplementary Guidance to this LDP.

Non statutory guidance in the form of The Ayrshire and Arran Forestry and Woodland Strategy supports policy ENV 9 by providing detailed guidance on the most appropriate tree species and locations for woodland removal and creation.



## Policy ENV10: Carbon rich soils

In recognition of the role of peatland soils as valuable carbon stores or “sinks”, the Council will seek to minimise adverse impacts from development on such soils, including by the release of CO<sub>2</sub> to the atmosphere. The Council will support and promote the restoration of peatland habitats, where there is potential for such habitats to become active carbon stores and help to reduce net carbon emissions.

However, development may be permitted for renewable energy generating developments on carbon rich soils where it can be demonstrated (in accordance with the Scottish Government’s ‘carbon calculator’ or other equivalent evidence) that the balance of advantage in terms of climate change mitigation lies with the energy generation proposal, and that any significant effects on these areas can be substantially overcome by siting, design or other mitigation.

### 7.1.11 **Environmental Protection Policies**

## Policy ENV 11: Flood Prevention

The Council will take a precautionary approach to flood risk from all sources and will promote flood avoidance in the first instance. Flood storage and conveying capacity will be protected and development will be directed away from functional flood plains and undeveloped areas of medium to high flood risk.

The Council will identify and protect existing land uses that provide or have the potential to provide natural flood management. The Council will also encourage new flood management measures, including flood protection schemes, restoring natural features, enhancing flood storage capacity and avoiding the construction of new culverts and the opening of existing culverts.

The Flood Risk Framework contained in SPP, summarised in table 7 below and outlined fully in Schedule 7, will be used in the assessment of development proposals. This sets out the type of development that will be appropriate in each category of flood risk and indicates where Flood Risk Assessments are likely to be required. The flood risk categories are shown on SEPA’s flood maps. All FRAs will require to be carried out to the satisfaction of SEPA.

Category of flood risk	Appropriate level of development	Requirement for Flood Risk Assessment
<b>Little or no risk (Annual chance of flooding is less than 0.1% or once in 1000 years)</b>	No constraints to development	No
<b>Low to medium risk (Annual chance of flooding 0.1% - 0.5% or once in 1000 to once in 200 years)</b>	Suitable for most development  Generally unsuitable for civil infrastructure (hospitals, fire stations, schools, emergency depots, care homes, ground based electrical and telecoms equipment)	Dependent on level of flood risk and nature of proposal. Where flood risk is close to 0.5% or proposal is for essential infrastructure or vulnerable uses, FRA will be required.
<b>Medium to high risk (Annual chance of flooding is greater than 0.5% or greater than once in 200 years)</b>	Generally suitable for residential, institutional, commercial and essential infrastructure development <i>within built-up areas</i> , subject to appropriate flood protection measures  Generally unsuitable for any civil infrastructure and most vulnerable uses  Generally unsuitable for any new developments in undeveloped and sparsely developed areas  Water resistant and resilient building materials should be used	Yes
<b>Surface water flooding</b>	All developments should be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5%. Mitigation measures should not have an adverse effect on the risk of flooding off site, taking account of rain falling on the site and run-off from adjacent areas.	

**Table 7 The Flood Risk Framework**

In addition to applying the risk framework, development proposals should:

- Take into account the specific characteristics of the site, the proposed development and the surrounding land uses;
- Where appropriate, ensure that water resistant and/or resilient construction materials and measures are used;
- Minimise impermeable surfaces and incorporate sustainable drainage systems, with adequate maintenance arrangements, to avoid increased surface water flooding;
- Ensure flood protection measures allow a 'freeboard allowance', whereby additional height should be added to the predicted level of a flood to make allowances for uncertainties in the predictions. Design, solutions should also include some leeway for the unknown effects of climate change;
- Avoid land raising, which will only be acceptable where it has a neutral or better impact on flood risk outside of the raised area. Land raising will only be acceptable in the undeveloped or sparsely developed flood plain when it can be demonstrated that the proposed location is essential for operational reasons and a lower risk location is not available; and

- Be accompanied by a Drainage Assessment, to the satisfaction of the Council, where drainage is already constrained or problematic.

## Policy ENV12: Water, air and light and noise pollution

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### **Water**

In line with the Water Framework Directive, the Council will give priority to maintaining and improving the quality of all water bodies and ground water. There will be a presumption against any development that will have an adverse impact on the water environment in terms of pollution levels and the ecological value of water habitats.

Where developments are proposed on or close to existing water bodies, design solutions should explore how best to maintain their water quality and, where possible improve the water bodies through maintaining them as wildlife corridors where biodiversity can be improved. Maintenance access buffer strips of a minimum 6 metres in width should be provided between the development and the adjacent watercourse.

The Council will not be supportive of developments which will, or which have the potential to, cause significant adverse impacts on water bodies as a result of morphological changes to water bodies such as engineering activities in the form of culverts or changes to the banks or bed.

Development will be required to connect to the public sewerage system, where possible, and manage surface water through sustainable drainage systems (SuDS).

### **Air**

All developers will be required to ensure that their proposals have minimal adverse impact on air quality. Air quality assessments will be required for any proposed development which the Council considers may significantly impact upon air quality, either on its own or cumulatively. Development that will have a significant adverse impact on air quality will not be supported.

### **Light**

All development proposals must incorporate design measures which minimise or reduce light pollution. Developers will require to demonstrate that consideration has been given to reducing light pollution, by minimising unnecessary lighting and using the most appropriate forms of lighting to carry out specific tasks. Within the Dark Sky Park and surrounding area, particular priority is given to minimising light pollution, to maintain the integrity of the designation.

### **Noise**

All new development must take full account of any Noise Action Plan and Noise Management Areas that are in operation in the area and ensure that significant adverse noise impacts on surrounding properties and uses are avoided. A noise impact assessment may be required in this regard and noise mitigation measures may be required through planning conditions and/or Section 75 Obligations.

## Policy ENV13: Contaminated Land

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In cases where a development is proposed on land which is known or suspected to be contaminated, the Council will require the developer to investigate and identify the nature of the contamination and to detail the remedial measures to be undertaken to treat or remove that contamination, as an integral part of any planning application. In this regard, developers will be required to carry out a Risk Assessment of the development site as detailed in PAN33: Development of Contaminated Land, Annex 1. Where site conditions are appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination.

## Policy ENV 14 Low and Zero Carbon Buildings

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In order to meet with the requirements of Section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended), development proposals will be required to incorporate low and zero carbon generating technologies to reduce greenhouse gas emissions. Proposals for all new buildings will require to demonstrate that at least 10% of the carbon emissions reduction standard set by the Scottish Building Standards (2010) will be met through the installation and operation of zero carbon generating technologies. This percentage will increase to 15% from the beginning of 2019 and will be reviewed in 2021.

These requirements will not apply to:

- (i) Alterations and extensions to existing buildings;
- (ii) Change of use or conversion of existing buildings;
- (iii) Ancillary buildings that are 'stand-alone' and have an area of less than 50 sq m;
- (iv) Buildings which will not be heated or cooled, other than by heating to protect from frost; or
- (v) Buildings which have an intended life of less than two years.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement.

# 8 ADDITIONAL INFORMATION

8.1

## Glossary

<b>Active Travel</b>	Forms of travel that involve physical activity, primarily walking and cycling.
<b>Affordable housing</b>	Housing of a reasonable quality that is affordable to local people on modest incomes.
<b>Brownfield land</b>	Land that has previously been developed upon and where evidence of previous development is clearly visible.
<b>Central Scotland Green Network (CSGN)</b>	One of 14 national priorities included in the National Planning Framework 3, the development of the CSGN aims to expand and enhance a network of green spaces across Central Scotland on a large scale, providing environmental, social, health and economic benefits.
<b>Community Plan</b>	The sovereign strategic planning document for the Council and its partners, for the delivery of public services within East Ayrshire.
<b>Conservation Area Regeneration Scheme</b>	A grant giving programme, run by Historic Scotland, providing financial assistance to area based regeneration and conservation initiatives.
<b>Core Paths Plan</b>	Required through the Land Reform Scotland Act (2003), Local Authorities have a duty to prepare a Core Paths Plan, designating routes that facilitate access to the outdoors.
<b>Cumulative Impact</b>	Impact in combination with other development. For example, the impact of a proposed wind turbine on the landscape, when it is considered alongside nearby turbines.
<b>Developer Contributions</b>	Contributions made by developers to provide or help provide new infrastructure, facilities or amenities, such as road improvements or new recreational facilities, or to supplement existing provision, where these are required as a consequence of the development being proposed on its own, or as result of the cumulative impact of development in the area.
<b>East Ayrshire Landscape Wind Capacity Study</b>	Study carried out by an independent landscape architect and approved by the Council as non-statutory supplementary guidance in July 2013, which assesses the sensitivity of East Ayrshire's landscape to different scales of wind energy development.
<b>Flood Risk Management Plan</b>	To be prepared at both a strategic and local level, Flood Risk Management Plans will set out the measures that require to be carried out to reduce the risk of flooding.

<b>Green Infrastructure</b>	Includes green and blue features of the natural and built environment that provide multiple benefits. Green features include woodlands, trees, allotments, play areas, churchyards and grassy areas. Blue features include rivers, lakes and wetlands.
<b>Heat Networks</b>	A sustainable and efficient form of heating, with a single source directly heating a number of different users.
<b>Housing Land Supply</b>	Comprises sites of 4 or more houses that have planning consent and /or are identified in the Plan as development opportunity sites for housing
<b>Housing Market Area</b>	The area in which households are willing to consider searching for and purchasing alternative accommodation without changing employment or pursuing other major lifestyle changes.
<b>Housing Needs and Demand Assessment</b>	An assessment of the number and types of houses required to meet demand over a 10 year period. The East Ayrshire assessment follows the advice and methodology set out by the Scottish Government.
<b>Infrastructure</b>	Basic services and facilities required to allow development to take place, such as roads, water, sewerage, gas and electricity. May also include schools and community facilities.
<b>Local Business Locations</b>	Safeguarded business and industrial sites which are important to the economic base of the settlements in which they are located. These sites are reserved for Classes 4, 5 and 6 of the Use Class Order.
<b>National Planning Framework 3</b>	The spatial expression of the Scottish Government's Economic Strategy, setting out a long term vision for development and investment across Scotland over the next 20 to 30 years.
<b>Natura 2000 sites</b>	Protected under European legislation, Natura sites comprise of (i) Special Areas of Conservation, recognised for the threatened habitats and species they support; and (ii) Special Protection Areas, recognised for their rare and vulnerable birds and for regularly occurring migratory species.
<b>Placemaking</b>	The process of creating successful places, which have 6 qualities in common: a distinct identity, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient.
<b>Provisional Wildlife Sites</b>	Sites of nature conservation interest identified by the Scottish Wildlife Trust which are considered worthy of non-statutory protection from insensitive or inappropriate development.
<b>Scheduled Monuments</b>	Monuments of national importance that have legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
<b>Scottish Planning Policy</b>	Sets out national planning policies, reflecting the Scottish Governments priorities for the operation of the planning system and the development and use of land.
<b>Section 36 applications</b>	Applications made to the Scottish Government under Section 36 of the Electricity Act (1989), for electricity generating infrastructure, including wind energy developments, with capacity in excess of 50MW per annum.

<b>Section 75 Obligation</b>	Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, entered into by the Council and prospective developer to address those elements of a development proposal which cannot adequately be addressed by the use of planning conditions.
<b>Sites of Special Scientific Interest (SSSI)</b>	Designated by SNH, SSSI's contain the best examples of particular species, habitats, geology or geomorphology.
<b>Strategic Business Locations</b>	Areas safeguarded for business use, based on their high amenity and good accessibility for all forms of transport. They are particularly suitable for business parks and medium to large businesses.
<b>Strategic Environmental Assessment</b>	Required through the Environmental Assessment (Scotland) Act 2005, SEA involves an assessment of the LDP against a set of environmental objectives and criteria, to evaluate if the Plan is likely to have significant impacts on the environment.
<b>Supplementary Guidance</b>	Guidance documents that sit alongside the Local Development Plan, giving greater detail on the interpretation of policies. Statutory SG will be afforded the same status as the LDP. Non-statutory SG will be recognised as material considerations.
<b>Transport Assessment</b>	A study undertaken to assess the transport effects of a development proposal, where it is anticipated that the development will generate a significant level of new traffic.
<b>Transport Statement</b>	When a full Transport Assessment is not necessary, a Transport Statement identifying the basic transport and traffic implications of a development should be prepared.
<b>Superfast or Next generation broadband</b>	Uses fibre-optic cables to offer significantly faster speeds than traditional broadband.
<b>Use Class Order</b>	From the Town and Country Planning (Use Classes) (Scotland) Order 1997, the Order sets out various classes of 'use', that all buildings are land can be defined under depending on what they are used for.
<b>Zero Waste Policy</b>	Scottish Government policy that sets a vision for a zero waste society, where all waste is seen as a resource instead of a problem.

## LDP Schedules

### Schedule 2: Housing Sites

Site ref	Address	Town	Site capacity	Council Owned
<b>Kilmarnock &amp; Loudoun</b>				
<b>256H</b>	Grougar Road East	Crookedholm	50	
<b>361H</b>	Main Road (South)	Crookedholm	20	
<b>257H</b>	Irvine Road South	Crosshouse	30	
<b>258H</b>	Kilmaurs Road	Crosshouse	125	
<b>103H</b>	Burn Road	Darvel	19	
<b>204H</b>	Lochore Terrace	Darvel	13	✓
<b>280H</b>	Hillview Road	Darvel	9	
<b>281H</b>	Jamieson Road (2)	Darvel	40	
<b>404H</b>	Stewarton Road	Dunlop	5	✓ (partly owned)
<b>174H</b>	Skernieland Road	Fenwick	38	
<b>297H</b>	Kilmaurs Road	Fenwick	6	
<b>405H</b>	Dunselma, Main Road	Fenwick	20	
<b>406H</b>	Laigh Wylieland	Fenwick	20	
<b>106H</b>	Titchfield Street	Galston	8	
<b>107H</b>	Belvedere View	Galston	117	
<b>109H</b>	Brewland Street	Galston	18	✓ (partly owned)
<b>407H</b>	Garden Street	Galston	7	✓ (partly owned)
<b>408H</b>	Chapel Lane	Galston	30	✓
<b>409H</b>	Brewland Street (2)	Galston	10	✓
<b>113H</b>	Galston Road North	Hurlford	100	
<b>114H</b>	Leven Drive	Hurlford	8	✓
<b>136H</b>	Altonhill	Kilmarnock	191	
<b>145H</b>	Moorfield	Kilmarnock	75	
<b>307H</b>	James Little Street	Kilmarnock	16	
<b>311H</b>	Potteries, Western Road	Kilmarnock	17	
<b>313H</b>	Arran Avenue	Kilmarnock	10	

Site ref	Address	Town	Site capacity	Council Owned
317H	Treesbank	Kilmarnock	400	
318H	Fardalehill	Kilmarnock	450	
319H	Northcraig	Kilmarnock	600	
320H	Caprington	Kilmarnock	250	
148H	Maxholm	Kilmarnock	100	✓ (partly owned)
411H	Campbeltown Drive	Kilmarnock	32	
416H	West Langlands Street	Kilmarnock	39	✓ (Council will take over ownership of site in 2015)
421H	Barbadoes Road	Kilmarnock	68	
417H	Annandale	Kilmarnock	36	
418H	Irvine Road	Kilmarnock	120	
414H	Witch Road	Kilmarnock	14	✓ (partly owned)
433H	Glasgow Road 1	Kilmarnock	10	
434H	(Glasgow Road 2)	Kilmarnock	80	
413H	(Western Road)	Kilmarnock	100	
415H	Portland Street	Kilmarnock	22	✓
419H	Rennie Street	Kilmarnock	10	✓
420H	Sutherland Drive	Kilmarnock	10	✓
412H	Rothsay Place	Kilmarnock	48	
426H	Holehouse Road	Kilmarnock	70	
438H	Montgomery Street	Kilmarnock	55	✓ (partly owned)
305H	Crosshouse Road West	Kilmaurs	140	
422H	Irvine Road	Kilmaurs	90	
423H	Fisher Court	Knockentiber	6	
430H	Loudoun Road	Newmilns	10	
431H	Ladeside	Newmilns	5	
434H	Arness Farm	Waterside	16	✓ (partly owned)
354H	Kilwinning Road	Stewarton	160	
355H	Draffen East	Stewarton	100	

Site ref	Address	Town	Site capacity	Council Owned
356H	Dunlop Road	Stewarton	130	
433H	Riverford	Stewarton	6	
436H	Robertland Square	Stewarton	8	✓
<b>Cumnock Area</b>				
242H	Dalshalloch Wood	Auchinleck	86	
243H	Hillside Crescent	Auchinleck	30	✓
400H	Coal Road	Auchinleck	47	
437H	Dalshalloch Road	Auchinleck	20	✓
245H	Burnside	Burnside	20	✓ (partly owned)
011H	John Street	Catrine	20	✓
247H	Shawwood Farm	Catrine	80	
251H	Mill Street	Catrine	8	
255H	Riverside Gardens	Cronberry	4	
015H	Holmhead	Cumnock	47	
436H	Holmhead Hospital	Cumnock	40	
262H	Cairn Road (North)	Cumnock	16	✓ (partly owned)
263H	Auchinleck Road	Cumnock	753	
264H	Rigg Road	Cumnock	120	
269H	Ryderston Drive	Cumnock	13	✓
401H	Ayr Road	Cumnock	9	✓
273H	Mill O' Shield Road	Drongan	60	
287H	Robert Burns Avenue	Drongan	19	✓ (partly owned)
289H	Watson Terrace	Drongan	95	
292H	Littlemill Road C	Drongan	24	
403H	Littlemill Road A	Drongan	4	
279H	Hayhill Cottages	Hayhill	4	
334H	Peesweep Brae (2)	Lugar	5	
424H	Muirkirk Road	Lugar	19	
335H	Station Road	Mauchline	70	
363H	Corrie Mains Farm	Mauchline	26	

Site ref	Address	Town	Site capacity	Council Owned
425H	Kilmarnock Road	Mauchline	75	
044H	Wellwood Street	Muirkirk	10	
338H	Smallburn Road	Muirkirk	8	
365H	Mansfield Road	New Cumnock	35	
343H	Crown Hotel	New Cumnock	26	
429H	Dalhanna Drive	New Cumnock	17	✓ (partly owned)
428H	Castle	New Cumnock	5	
341H	Littlemill Place (1)	Rankinston	10	
353H	Littlemill Place (2)	Rankinston	10	
057H	Catrine Road	Sorn	26	
<b>Doon Valley</b>				
076H	Ayr Road	Dalmellington	20	
224H	The Glebe	Dalmellington	30	
272H	Carsphairn Road	Dalmellington	8	
276H	Sillyhole	Dalmellington	70	
202H	Melling Terrace	Dalmellington	5	✓ (partly owned)
067H	Burnton Road	Dalrymple	37	
278H	Burnton Road (South)	Dalrymple	45	
350H	Cemetery Road	Patna	6	✓ (partly owned)
351H	Carskeogh Caravan Site	Patna	160	✓ (partly owned)
432H	Main Street	Patna	6	
435H	Ayr Road	Patna	15	

### 8.3

## Schedule 3: Business and Industrial Locations

Site ref	Address	Town	Site capacity	Council Owned
<b>Strategic Business Locations</b>				
152B	Meiklewood/Mossie	Kilmarnock	43.28	

Site ref	Address	Town	Site capacity	Council Owned
153B	Rowallan Business Park	Kilmarnock	27.34	
158B	Moorfield Park	Kilmarnock	28.92	✓ (partly owned)
160B	Moorfield Park (Phase 3)	Kilmarnock	18.84	
<b>Local Business Locations</b>				
006B	Templeton Roundabout	Auchinleck	6.18	
007B	Barony Rd/Highhouse	Auchinleck	6.57	✓ (partly owned)
042B	Station Rd Ind. Estate	Mauchline	1.63	
159B	Moorfield (South)	Kilmarnock	20.55	✓ (partly owned)
192B	Rigg Street	Stewarton	2.15	✓ (partly owned)
193B	Bridgend	Stewarton	0.83	
253B	Newton Terrace	Catrine	0.34	
254B	Bonded Warehouse	Catrine	5.18	
270B	Cumnock Business Park	Cumnock	5.41	✓ (partly owned)
271B	Ayr Road	Cumnock	7.42	✓ (partly owned)
283B	Campbell Street	Darvel	0.75	✓
285B	Jamieson Road/Green Street	Darvel	0.87	✓
293B	Drongan Ind Estate	Drongan	0.44	
294B	Littlemill Road	Drongan	1.12	✓ (partly owned)
301B	Barrmill Road	Galston	0.33	✓ (partly owned)
303B	Mauchline Road	Hurlford	14.91	
322B	Bonnyton Industrial Estate	Kilmarnock	9.78	
323B	Glenfield Ind. Estat	Kilmarnock	14.09	✓ (partly owned)
324B	Glacier Vandervel	Kilmarnock	8.65	
345B	Waterside Ind Est	New Cumnock	1.21	
348B	Brown Street	Newmilns	11.06	✓ (partly owned)
352B	Hillside	Patna	11.06	✓ (partly owned)
359B	Egger, Barony Road	Auchinleck	17.35	

## Schedule 4: Mixed Use Development Sites

Site ref	Address	Town	Site capacity	Council Owned
<b>Strategic Business Locations</b>				
<b>001MXD</b>	Glaisnock Glen	Cumnock	3.58	✓ (partly owned)
<b>002MXD</b>	East Main Street	Darvel	1.14	
<b>003MXD</b>	Ayr Road	Kilmarnock	14.51	✓ (partly owned)
<b>004MXD</b>	Furnace Road	Muirkirk	4.24	✓

## Schedule 5: Miscellaneous development opportunity sites

Site ref	Address	Town	Site capacity	Council Owned
<b>Strategic Business Locations</b>				
<b>378M</b>	Main St	Auchinleck	1.67	
<b>379M</b>	School Road	Auchinleck	0.39	
<b>030M</b>	Bank School, Bank Glen		1.18	✓
<b>377M</b>	Bridge Street	Catrine	0.07	
<b>380M</b>	Newton Terrace	Catrine	0.63	
<b>220M</b>	Laigh Milton Rd	Crosshouse	1.61	
<b>024M</b>	Glaisnock Street / Greenholm Road	Cumnock	2.78	✓ (partly owned)
<b>383M</b>	Caponacre	Cumnock	22.26	✓ (partly owned)
<b>077M</b>	Croft Street	Dalmellington	0.82	
<b>078M</b>	High Street	Dalmellington	0.08	
<b>375M</b>	Corner of Ranaldcoup Rd and East Main Street	Darvel	0.13	
<b>282M</b>	Barmill Road	Galston	0.38	✓ (partly owned)
<b>376M</b>	Corner of Cross Street and Bridge Street	Galston	0.02	✓
<b>382M</b>	Bridge Street	Galston	0.10	
<b>380M</b>	Maxwood Road	Galston	0.32	
<b>117M</b>	Mauchline Road	Hurlford	8.47	✓ (partly owned)

Site ref	Address	Town	Site capacity	Council Owned
118M	Galston Road	Hurlford	0.43	
163M	Queen Drive (North),	Kilmarnock	5.61	
232M	Western Road	Kilmarnock	0.86	
326M	Titchfield Street	Kilmarnock	0.92	
327M	West Shaw Street	Kilmarnock	2.67	
330M	Balmoral Road	Kilmarnock	4.02	
362M	Southcraig Drive	Kilmarnock	2.30	
370M	Armour Street	Kilmarnock	0.88	✓ (partly owned)
371M	Hill Street	Kilmarnock	10.89	
372M	Glasgow Road	Kilmarnock	0.39	
373M	30 – 38 John Finnie Street, 1 – 5 Dunlop Street and 12 Strand Street	Kilmarnock	0.06	✓
374M	Titchfield Street	Kilmarnock	0.09	
384M	Sutherland Drive (new school site)	Kilmarnock	7.13	✓
385M	Whatriggs Road (new school site)	Kilmarnock	2.43	✓
386M	Former Burlington Bertie's, Braefoot	Kilmarnock	0.06	✓
387M	Former St Columbas PS, Elmbank Drive	Kilmarnock	0.31	
388M	Wellington Street	Kilmarnock	0.18	✓ (partly owned)
389M	Mount Pleasant Way/ Hill Street	Kilmarnock	0.41	
051M	Muirkirk Bing site	Muirkirk	10.33	✓
196M	Former Nursery School, Main Street	Muirkirk	0.22	
346M	Castle	New Cumnock	0.56	
198M	High Street	Newmilns	0.43	✓
381M	Brown Street	Newmilns	0.51	✓ (partly owned)
<b>Rural</b>				
058M	Mauchline Colliery	Mauchline	21.40	
059M	Barony Power Station	Auchinleck	9.94	

Site ref	Address	Town	Site capacity	Council Owned
060M	Barony Colliery	Auchinleck	46.60	
061M	Skares Brickworks		1.80	
193M	Rowallan Castle	Kilmarnock	126.35	
366M	Loudoun Castle and Estate	Galston	259.80	

8.6

## Schedule 6: Safeguarded Waste Management Facilities

Site Ref	Name	Location	Council Owned
001W	Dunniflats	By Lugton	
002W	Civic Amenity Site	Western Road, Kilmarnock	✓
003W	Waste Transfer Station	Southhook Road, Kilmarnock	
004W	Billy Bowie	Moorfield Industrial Estate, Kilmarnock	
005W	McGinns Metals EMR	Burnside Street, Kilmarnock	
006W	Milton Landfill	South of Kilmarnock	
007W	Waste Facility	Gauchalland Roads Depot, Galston	✓
008W	Underwood Depot	Underwood Road, Cumnock	✓
009W	Garlaff Facility	Skares	

8.7

## Schedule 7: SPP Flood Risk Framework

The flood risk framework sets out three categories of coastal and watercourse flood risk, together with guidance on surface water flooding, and the appropriate planning approach for each (the annual probabilities referred to in the framework relate to the land at the time a plan is being prepared or a planning application is made):

**Little or No Risk** – annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years) – No constraints due to coastal or watercourse flooding.

**Low to Medium Risk** – annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years) – Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required. – Generally not suitable for civil infrastructure. Where civil infrastructure must be located in these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

**Medium to High Risk** – annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)

***May be suitable for:***

- residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan;
- essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow;
- some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and
- job-related accommodation, e.g. for caretakers or operational staff.

***Generally not suitable for:***

- civil infrastructure and the most vulnerable uses;
- additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
- new caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

***Surface Water Flooding***

- Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years).
- Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas.

8.8

## **Schedule 8: Public and Private Green Infrastructure/ Open Space Standards**

### **Design Requirements for Green Infrastructure/Open Space within New Developments**

The Council expects the provision of green infrastructure/open space to be an integral part of the design of all new developments. The developer should consider not just how open space is designed within the development but also how this relates and connects to nearby existing developments, neighbourhoods and open spaces/green infrastructure. The following key aims are required to be considered when designing the development:

### **Green Infrastructure/Open Space**

- Provide green infrastructure/open spaces which are well located and connected by safe, attractive and well thought out routes and green networks as well as being connected to existing routes;
- Provide open spaces which are over-looked by occupied or habitable rooms of surrounding buildings to enhance safety;

- Provide open spaces which are multi-functional;
- Provide open spaces which work with natural assets and features;
- Provide open space which contributes to or provides the creation of an attractive and distinctive place; and
- Provide open spaces which are accessible to people of all ages and abilities.

## Streets

- Green infrastructure should be incorporated into the design of streets e.g: trees, planting, grass verges that function as swales, and permeable paving and surfaces, in order to provide safe and attractive routes where pedestrian and cycle use is the priority.
- Development, where possible, should provide greened streets between existing and new open spaces

## Individual plots

The detailed design of buildings should incorporate green infrastructure within each individual plot to create a distinct sense of place e.g.: trees and planting in gardens, permeable paving, rainwater storage etc.

*The Council will also produce **Design Guidance** for all types of development and will form **Supplementary Guidance to the LDP**. It sets out key design principles for green infrastructure and open space that the Council expects developers to incorporate into their developments, including the key aims as detailed above.*

# Green Infrastructure/Open Space Standards and Implementation

## Pre-application engagement

Early engagement with the Planning Authority is recommended to establish at the outset which approach to green infrastructure/open space should be taken for each particular development.

The following sets out the Council's approach to the implementation of green infrastructure/public open space, within all new developments, and is split into (i) Residential Developments and (ii) Retail, Commercial, Business and Industrial Developments.

### (i) Residential Developments

## Green Infrastructure/Open Space Standards

The minimum standards for residential green infrastructure/public open space have been split into two types:

1. **Amenity Green Infrastructure/Open Space.** This is defined as natural and semi-natural open spaces, green corridors, landscape framework incorporating informal recreation spaces and green spaces in and around houses (excluding garden ground).

The Local Development Plan will require **all new residential developments** to provide amenity green infrastructure/ open space **on site** in line with the 20 square metres per household standard, as required by the Council's Green Infrastructure Strategy. This requirement is necessary in terms of the overall design of the development, creating a setting for the development, a sense of place and serving the residents of the development for dog walking etc. The Council will in certain circumstances take a flexible approach on the amenity open space standard, but only where the developer can demonstrate why the required standard cannot be met i.e. a small-scale development within an urban location.

2. **Recreational Green Infrastructure/Open Space.** This is defined as equipped play areas, play parks, public parks and gardens, outdoor sports facilities (such as green gyms), sports pitches, allotments, civic spaces etc.

The Local Development Plan will require all new residential development of 10 or more units to provide recreational green infrastructure/ open space to the following standards which have been taken from the Council's Green Infrastructure Strategy:-

	Development Criteria	Minimum Quantitative Standard
Residential	Developments between 10 and 200 housing units or a development area of greater than 0.5 hectares	38 square metres per household or 0.2 hectares of recreational open space whichever is the greater  20 square metres of amenity green infrastructure/ open space
Residential	Developments comprising more than 200 housing units	63 square metres of recreational open space (including larger equipped play areas and playing fields) per household.  20 square metres of amenity green infrastructure/ open space

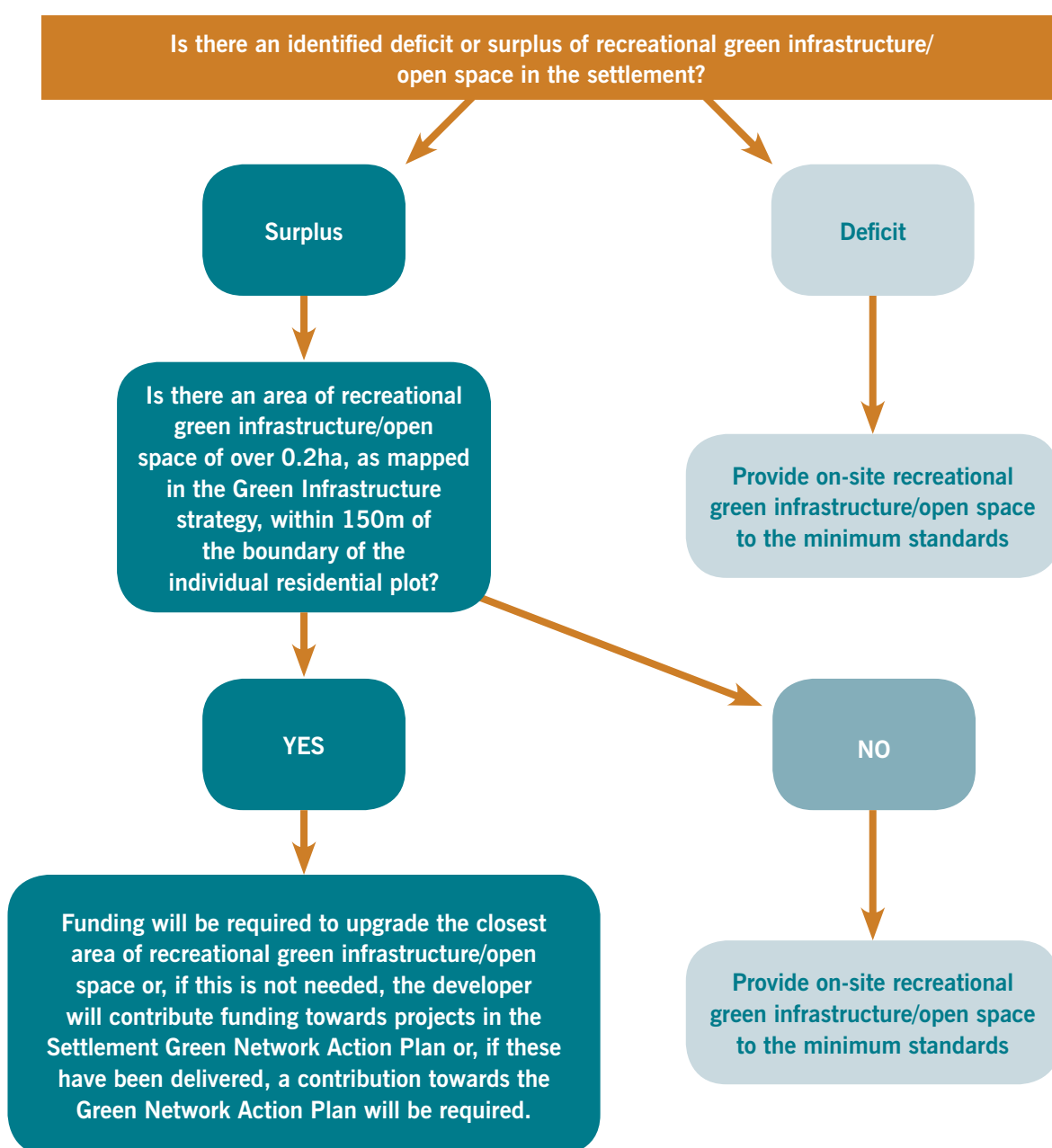
# Implementation of Recreational Green Infrastructure/ Open Space Standards

## Developments between 10 and 200 housing units

With regard to those sites between 10 and 200 units, in order to ensure that the most appropriate overall green infrastructure solutions are found for each settlement, the minimum standards for new residential developments will be implemented through the process, as set out in the flow chart below.

The flowchart should be considered alongside the Green Infrastructure Strategy, which forms non statutory guidance to the LDP, to determine if that particular settlement has a surplus or deficit of public open space and to confirm whether there is a Green Infrastructure mapped area of recreational open space within 150m of the boundary of each individual residential plot. The Green Infrastructure Strategy provides a more detailed explanation of the below four stage process.

**Diagram 1: Process for Residential Sites of 10 – 200 houses**



With regard to the level of funding that will be sought from developers of market housing, should they require to make payment towards the improvement of alternative, off-site recreational green infrastructure/open space, this amount will be set at a level equivalent to a percentage of the expected sale cost of each unit that is built on the area of the site, which would have normally have formed recreational open space. The percentage levels are set as follows:

- 2.5% of the expected sale cost for each residential unit from £0 to £75,000;
- 5% of the expected sale cost for each residential unit from £75,000 to £150,000;
- 7.5% of the expected sale cost for each residential unit from £150,000 to £250,000; and
- 10% of the expected sale cost for each residential unit of £250,000 upwards.

If agreement on the expected sale cost cannot be agreed between the Council and the developer, it will be determined independently by the District Valuer or a chartered valuation surveyor.

Where a payment is required in lieu of on-site recreational green infrastructure/open space, this will be required to be provided to the Council in advance of planning consent being granted or will be the subject of a Section 75 Obligation attached to the planning consent for that development.

Any new residential development which does not accord with the minimum standards and/or the four stage process for providing green infrastructure/open space will not be supported by the Council.

There will be no requirement for Affordable Housing developments to make payment towards the improvement of alternative, off-site recreational green infrastructure/open space.

The Council will monitor and review the implementation of this Schedule on a five yearly basis in line with the review of the Green Infrastructure and Green Network Strategy.

Supplementary Guidance on Public and Private Green Infrastructure/Open Space Standards supports Policies RES 1 and INF 4, as well as, Schedule 8 by providing further detail on:

- Which residential development sites, as allocated within the LDP, are within 150 metres of a recreational open space, the name of the open space, and if the settlement the site is located within has a surplus or deficit of public open space;
- Further guidance and examples of how the funds will be calculated;
- How the Council will collect the funds; and
- Further guidance on the design requirements for green infrastructure/open space within new developments.

## Developments comprising more than 200 housing units

Developments of more than 200 residential units will be required to provide the minimum standard for recreational green infrastructure/open space **on site**, as these larger sites will undoubtedly put greater pressure on the existing resource. Furthermore, residential development sites of this scale must provide well located, recreational green infrastructure/open space on site to the minimum standards set out in the table above in order to meet good standards of design and create successful places.

## Residential Private Open Space Standards

Private Open Space comprises all land within the curtilage of a dwelling house with the exception of land occupied by driveways, garages or parking spaces. The private open space standards, as set out in the Green Infrastructure Strategy, have been developed to ensure that each house has adequate seclusion and privacy for its residents whilst also contributing to creating a sense of place within the development.

Standards may be relaxed at the discretion of the Council where considered appropriate.

All new residential developments must provide the minimum standards as set out below:

Development Type	Minimum Quantitative Standard
<b>Detached and semi-detached house</b>	100 square metres or 1.5 x ground floor area of the house (whichever is greater)
<b>Terraced house</b>	70 square metres or 1.5 x ground floor area of the house (whichever is greater)
<b>Flats</b>	25 square metres per bedroom
<b>Nursing Homes</b>	15 square metres per bed space
<b>Special Needs Housing</b>	25 square metres per 1 bedroom unit and 40 square metres per 2 bedroom unit

## ii) Retail, Commercial, Business and Industrial Developments

### Green Infrastructure/Open Space Standards

The Local Development Plan will require all new development to provide green infrastructure/open space to the following standards which have been taken from the Council's Green Infrastructure Strategy:-

Development Type	Development Criteria	Minimum Quantitative Standard
<b>Retail and Leisure</b>	Over 5 hectares in area or have a gross floor area of more than 10,000 square metres	12 square metres of amenity and recreational space per 100 square metres of gross floor area
<b>Business</b>	Over 5 hectares in area or have a gross floor area of more than 10,000 square metres	9 square metres of amenity and recreational space per 100 square metres of gross floor area
<b>Industry and Distribution</b>	Over 5 hectares in area or have a gross floor area of more than 10,000 square metres	6 square metres of amenity and recreational space per 100 square metres of gross floor area

## Schedule 9: LDP Supplementary and Non Statutory Guidance

The table below sets out a list of Supplementary Guidance and non-statutory guidance that will sit alongside the LDP with timescales for their production.

Title	Statutory/ non- statutory	Progress / Timescale for production
<b>Developer Contributions</b>	Statutory	2015/2016
<b>Affordable Housing</b>	Statutory	Complete
<b>Planning for Wind Energy</b>	Statutory	Complete
<b>Heat Generation</b>	Statutory	2015/16
<b>Community Benefits from Wind Energy Development</b>	Statutory	2015/16
<b>Financial Guarantees</b>	Statutory	Complete
<b>Design Guidance</b>	Statutory	2015/16
<b>Placemaking maps for all remaining settlements</b>	Statutory	2015-2020*
<b>Ayrshire and Arran Forestry and Woodland Strategy</b>	Non Statutory	Complete
<b>Knockroon Design Code</b>	Non Statutory	Complete
<b>Dark Sky Park Lighting</b>	Non Statutory	2015
<b>The Sensitive Landscape Area</b>	Non Statutory	Complete
<b>Green Infrastructure Strategy</b>	Non Statutory	2015
<b>Ayrshire Landscape Wind Capacity Study</b>	Non Statutory	Complete
<b>Conservation Area Appraisals (Catrine, Galston, Cumnock)</b>	Non Statutory	Complete
<b>Conservation Area Appraisals (Dalmellington, Waterside DV)</b>	Non Statutory	2015/16
<b>Bank Street/John Finnie Street Conservation Area Management Plan</b>	Non Statutory	Complete
<b>Housing Market Areas</b>	Statutory	2017
<b>Public and private green infrastructure / open space standards</b>	Statutory	2017

\*Placemaking maps have been prepared for Kilmarnock, Cumnock, Dalmellington, Galston and Stewarton. The preparation of further placemaking maps will be prioritised to tie in with the approved Community Action Plan programme. Details are provided in schedule 10 below.

## Schedule 10: Community Action Plan Programme

<b>Community Action Plans Approved and Launched</b>
Dalmellington Community Action Plan (March 2012)
Logan, Lugar & Cronberry Community Action Plan (February 2014)
Mauchline Community Action Plan (February 2014)
New Cumnock Community Action Plan (February 2014)
Darvel & District Community Action Plan (March 2014)
Fenwick Community Action Plan (March 2014)
Newmilns & Greenholm Community Action Plan (March 2014)
Sorn Community Action Plan (June 2014)
Drongan, Rankinston & Stair Community Action Plan (August 2014)
Patna Community Action Plan (February 2015)
Netherthird, Craigens & Skerrington (February 2015)
<b>Community Action Plans Under Preparation as at February 2015</b>
Shortlees Community Action Plan
Muirkirk Community Action Plan
Crosshouse, Knockentiber and Gatehead
Kilmarnock Town Centre
<b>All remaining Community Action Plans</b>
The Council's Vibrant Communities Service will consult with all remaining communities with a view to developing Community Action Plans with them in the period 2015/2018.

# APPENDIX 1: AGRICULTURAL LAND CLASSIFICATION

