

ANNEX I: REPORTER'S RECOMMENDATIONS WITH COUNCIL RESPONSES

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/PARA NO
01 - The Format of LDP policy text	Modify the plan by removing the bold formatting from the first paragraph of each policy. Criteria lists included within policies may be italicised.	3	Modify as recommended.	TBC after graphic production
02 - The Preparation of a Minerals Local Development Plan	No modification.	5	N/A	
03 - The wording of the LDP Vision	<p>Modify the plan as follows:</p> <p>1. Amend the first paragraph of section 2.2 as follows:</p> <p>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.</p> <p>2. Amend paragraph 2.13 as follows:</p> <p>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.</p>	7	Modify as recommended.	
04 - The Spatial Strategy General	<p>Modify the plan as follows:</p> <p>1. Amend the introductory text in paragraph 2.15 (first sentence) as follows:</p> <p>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.</p> <p>2. Add a new bullet point to paragraph 2.15 as follows:</p> <ul style="list-style-type: none"> • Identifying opportunities for renewable energy development, particularly wind energy development, giving due regard to relevant environmental, community and cumulative impact considerations. <p>3. Amend paragraph 2.28 as follows:</p> <p>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</p>	11	Modify as recommended.	

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	<p>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 ...</p>			
<p>05 - The LDP Spatial Strategy - Transportation issues</p>	<p>1. Modify the plan by deleting Section 4, page 91 of Volume 1 and replacing with the following:</p> <p><u>"4 The upgrade and improvement of the Bellfield Interchange</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>16</p>	<p>Modify as recommended.</p>	

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	<p>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.</p> <p>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</p> <p>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.</p> <p>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.”</p> <p>2. Insert new paragraphs 6.3.18, 6.3.19, 6.3.20 and 6.3.21 after paragraph 6.3.17 on page 98 of Volume 1 of the plan as follows:</p> <p>“Bellfield Interchange</p> <p>6.3.17 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.</p> <p>6.3.18 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</p>			

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	<p>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.</p> <p>6.3.19 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 be detailed within Developer Contributions Supplementary Guidance for that Plan</p> <p>6.3.21 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.”</p>			
06 - Overarching Policy OP 1	<p>Modify the Policy OP1 as follows:</p> <ol style="list-style-type: none"> 1. Replace “All development proposals will require to:” by the following: 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. 2. Amend criterion (ii) to read: Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area 3. Amend criterion (x) to read: Ensure that there are no unacceptable impacts on the landscape character or tourism offer of the area 4. Delete the final sentence of the policy. 	30	Modify as recommended.	
07 - Climate Change, Mitigation and Adaptation	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Add a further bullet point to paragraph 2.32: <ul style="list-style-type: none"> • 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. 	34	Modify as recommended.	

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08 - Placemaking Kilmarnock	Modify the plan as follows: 1. In Volume 1, page 18, paragraph 3.12, add at the end of the paragraph: "The 'figure of 8' should be developed to integrate functional and recreational routes."	37	Modify as recommended.	
09 - Placemaking Cumnock	No modifications.	42	N/A	
10 - Placemaking Galston	I recommend no modifications to the plan.	45	N/A	
11 - Placemaking Stewarton	I recommend no modification to the plan.	48	N/A	
12 - Placemaking Dalmellington	No modifications.	51	N/A	
13 - Housing Land Supply	Modify the plan as follows. 1. Delete the last sentence of paragraph 4.1.5. Insert a new paragraph after paragraph 4.1.5, as follows: "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." 2. Delete paragraph 4.1.6 and replace it with the following: "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." 3. Delete paragraph 4.1.7 and replace it with the following: "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. Delete paragraph 4.1.10 and replace it with the following: "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, 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."	55	Modify as recommended.	

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	<p>5. Delete Table 1: Market housing calculation, and replace it with the following:</p> <p>Table 1: Market Housing 2015-2025</p> <table border="1" data-bbox="350 390 1507 989"> <thead> <tr> <th colspan="4">East Ayrshire Housing Market Area</th> </tr> <tr> <th></th> <th>Market Housing</th> <th>Affordable Housing</th> <th>Total Housing</th> </tr> </thead> <tbody> <tr> <td>Housing Supply Target¹</td> <td>4,340 (434 units p.a.)</td> <td>1,000 (100 units p.a.)</td> <td>5,340 (534 units p.a.)</td> </tr> <tr> <td>Generosity</td> <td>521 (12%)</td> <td>100 (10%)</td> <td>621</td> </tr> <tr> <td>Housing Land Requirement</td> <td>4,861</td> <td>1,100</td> <td>5,961</td> </tr> <tr> <td colspan="4"> </td> </tr> <tr> <td>Housing Land Supply</td> <td>6,112</td> <td>1,293</td> <td>7,405</td> </tr> <tr> <td>Windfall</td> <td>400 (40 units p.a.)</td> <td>100 (10 units p.a.)</td> <td>500 (50 units p.a.)</td> </tr> <tr> <td>Total Housing Land Supply</td> <td>6,512</td> <td>1,393</td> <td>7,905</td> </tr> <tr> <td colspan="4"> </td> </tr> <tr> <td>Surplus</td> <td>1,651</td> <td>293</td> <td>1,944</td> </tr> </tbody> </table> <p>¹ Reflects the number of units per annum required by the East Ayrshire Local Housing Strategy.</p> <p>6. Delete paragraphs 4.1.11 to 4.1.13 and include the relevant material in the above-mentioned Supplementary Guidance.</p> <p>7. Replace paragraphs 4.1.11 to 4.1.13 with the following: “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.”</p> <p>8. Delete paragraphs 4.1.15 and 4.1.16. Replace with the following: “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.</p> <p>9. Delete Table 2: Affordable housing requirement and supply; replace it with the following:</p> <p>Table 2: Affordable Housing 2015-2025</p> <table border="1" data-bbox="350 1875 1507 1906"> <thead> <tr> <th colspan="4">East Ayrshire Housing Market Area</th> </tr> </thead> </table>	East Ayrshire Housing Market Area					Market Housing	Affordable Housing	Total Housing	Housing Supply Target ¹	4,340 (434 units p.a.)	1,000 (100 units p.a.)	5,340 (534 units p.a.)	Generosity	521 (12%)	100 (10%)	621	Housing Land Requirement	4,861	1,100	5,961					Housing Land Supply	6,112	1,293	7,405	Windfall	400 (40 units p.a.)	100 (10 units p.a.)	500 (50 units p.a.)	Total Housing Land Supply	6,512	1,393	7,905					Surplus	1,651	293	1,944	East Ayrshire Housing Market Area						
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14 - Policy RES 1: New Housing Developments	<p>Modify Policy RES 1 as follows:</p> <p>Delete the phrase “at the stated indicative capacities” from the first sentence of the policy. Then add: “Indicative capacities are provided for each housing site within Volume 2 of the plan.”</p>	75	Modify as recommended.																											
15 - Policy RES 3: Affordable Housing	<p>Modify the plan by inserting a second note to the policy: “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.”</p> <p>Delete the phrase “for the first time” from the first sentence of paragraph 4.1.17.</p>	79	Modify as recommended.																											
16 - Policy RES 4: Housing in the Rural Protection Area	No modifications.	87	N/A																											

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17 - Policy RES 5: Housing in the Rural Diversification Area	No modifications.	90	N/A	
18 - Policy RES 6: Housing for Agricultural Workers: Rural Protection Area and Rural Diversification Area	No modifications.	94	N/A	
19 - Policy RES 7: Housing for Other Rural Enterprises: Rural Protection Area and Rural Diversification Area	<p>Modify Policy RES 7 as follows:</p> <p>Delete the sentence: "The council will, where considered necessary or appropriate, 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."</p> <p>Replace it with: "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."</p> <p>Delete section (iii) of the policy and replace it with: "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."</p> <p>Rename "Note" as "Note 1".</p> <p>Add a second note as follows: "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."</p>	97	Modify as recommended.	
20 - Policy RES 8: Rural Housing Development	No modifications.	100	N/A	
21 - Policy RES 9: Conversions to Residential Use	No modifications.	102	N/A	

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22 - Policy RES 11: Residential Amenity	<p>Modify Policy RES 11 as follows:</p> <p>Delete the text under section (ii) of the policy and substitute: <i>“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.”</i></p>	104	Modify as recommended.	
23 - Policy RES 13: Enabling Development	<p>Modify Policy RES 13 as follows:</p> <p>Reword the first sentence of the policy as follows: “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.”</p>	106	Modify as recommended.	
24 - East Ayrshire Network of Centres	No modification.	108	N/A	
25 - Policy TC 3: Small scale retail development in out of centre locations	No modification.	111	N/A	
26 - Policy TC 6: Food and Drink, public houses, licensed clubs and hot food takeaways	No modification.	113	N/A	
27 - Policy IND 3: Business and Industrial Development in the Rural Area	<p>Modify Policy IND 3: Business and Industrial Development in the Rural Area as follows.</p> <p>1. Replace point (iv) with the following: “(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.”</p> <p>2. Add a final bullet point as follows: “renewable energy developments within the Rural Area that have been subject to detailed consideration against identified policy criteria.”</p>	115	Modify as recommended.	

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28 - Policy IND 4: Mixed Use Sites	No modification.	119	Modify as recommended.	
29 - Tourism Development	Modify Policy TOUR 1: Tourism Development as follows: Amend the final sentence with the addition of the following text: <i>"..... SSSIs and other important nature conservation features."</i>	121	Modify as recommended.	
30 - Policy TOUR 4: The Dark Sky Park	Modify the plan as follows: 1. Delete the term "non-statutory" and replace it with "statutory" in Policy TOUR 4, and at row 11 of Schedule 9 of the Plan. 2. Amend paragraph 5.2.7, final sentence: remove "TOUR 2" replace with "TOUR 4". 3. Replace paragraph one of Policy TOUR 4 with the following : "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." 4. Delete the reference to "non-statutory guidance" in Policy TOUR 4 paragraph 3 and replace with a reference to "Supplementary Guidance". 5. Amend Schedule 9, row 11, by deleting "non-statutory" and replacing it with "statutory".	126	Modify as recommended.	
31 - Policy TOUR 5: Galloway and Southern Ayrshire Biosphere	No modification to the plan.	132	N/A	
32 - Heat Generation	Modify the plan as follows: 1. Amend paragraph 6.1.5 with inclusion of the following text as a new penultimate and final sentence: <i>"However, the plan supports and provides guidance for the co-location of developments with a high heat</i>	135	Modify as recommended.	

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	<p><i>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.”</i></p> <p>2. Replace Policy RE 2 : Heat Generation with the following revised text:</p> <p><i>“Policy RE 2: Heat Generation</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Where heat networks are not viable, micro-generation and heat recovery technologies, within or associated with individual properties, will be encouraged by the Council.</i></p> <p><i>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.</i></p> <p><i>‘Supplementary Guidance on Heat Generation will be produced to support Policy RE 2.</i></p> <p><i>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.</i></p> <p><i>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 RE2 .“</i></p>			
33 - Paragraph 6.1.8: Wind Energy	No modifications.	142	N/A	

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<p>34 - Spatial Framework: Paragraph 6.1.10 & Map 12</p>	<p>Modify the plan as follows:</p> <p>1. Revise Map 12 in accordance with the revised map submitted on behalf of the council in the response to further information request 09.</p> <p>Include the following in the key:</p> <p style="padding-left: 40px;">Group 2 – areas of significant protection:</p> <p style="padding-left: 40px;">2km settlement buffer zones Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, gardens/designed landscapes, historic battlefields and wild land (single notation for all) Carbon and peatland areas – class 1 Carbon and peatland areas – class 2</p> <p style="padding-left: 40px;">Areas outwith the above constraints are designated Group 3 – areas with potential for wind energy development</p> <p>Include the following notes on the map:</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">3. The buffer zone around 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.</p> <p style="padding-left: 40px;">4. The detailed boundaries for all of the constraints identified should be verified from the factual databases available.</p> <p>2. Paragraph 6.1.10 - amend the paragraph as follows:</p> <p>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 50 metres and above, irrespective of the number of turbines. The spatial strategy is formulated by listing constraints to wind energy development in three distinct groups.</p> <p>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.</p> <p>Group 2: Areas of significant protection. This group contains a number of national and international</p>	<p align="center">144</p>	<p align="center">Modify as recommended.</p>	

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	<p>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.</p> <p><u>National and International designations</u></p> <p>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</p> <p><u>Other national important mapped environmental interests</u></p> <p>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</p> <p><u>Community separation for visual impact</u></p> <p>Indicative buffer area (2 kilometres) around settlements identified in the local development plan with an identified settlement boundary</p> <p>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.</p> <p>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.</p> <p>3. Paragraph 6.1.11- amend the paragraph as follows:</p> <p>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.</p>			

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<p>36 - Community Benefits: Paragraphs 6.1.16 – 6.1.18 and Policy RE8</p>	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> Delete Policy RE 8. Delete paragraphs 6.1.16 to 6.1.18 and insert new paragraphs as follows: <p>6.1.16 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.</p> <p>6.1.17 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.</p> <p>6.1.18 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.</p>	174	Modify as recommended.	
<p>37 - Policy RE1: Renewable Energy Developments</p>	<p>Modify the plan by replacing the existing note to Policy RE1 with the following:</p> <p>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 [insert relevant RE policies with modified references]).</p>	187	Modify as recommended.	
<p>38 - Policy RE3: Wind Energy Proposals over 50m in height</p>	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> Amend the second sentence of the second paragraph of Policy RE3 as follows: <p>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.</p> <ol style="list-style-type: none"> Delete the fourth paragraph of Policy RE3. Amend the paragraph relating to Supplementary Guidance as follows: 	190	<p>Modify as recommended.</p> <p>Alter last sentence (bullet point 2) to read 'the considerations that will apply to wind energy developments more than 50 metres in height' to reflect the policy name and commentary as modified and ensure if a proposal is 50 metres it is considered correctly.</p>	

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	<p>Supplementary Guidance on Planning for Wind Energy will be prepared in order to provide more information on:</p> <ul style="list-style-type: none"> the spatial framework the considerations that will apply to wind energy development of 50 metres or higher. 			
39 - Policy RE4: The Cumulative Impact of wind energy proposals	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Delete Policy RE4. 	196	Modify as recommended.	
40 - Policy RE5: Wind Energy and the Landscape and Maps 14 & 15	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Delete Policy RE5. 2. Delete Maps 14 and 15. 	201	Modify as recommended.	
41 - Policy RE6: Smaller Scale Wind Energy Proposals	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Amend the first sentence of the introductory paragraph as follows: Wind energy proposals for turbines under 50 metres 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. 2. Amend criterion (i) of Policy RE6 as follows: (i) Do not result in unacceptable landscape or visual impacts 3. Amend criterion (iii) of Policy RE6 as follows: (iii) Do not result in unacceptable impacts on the built and natural environment 4. Amend the final paragraph of Policy RE6 as follows: 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 proposals 	208	Modify as with the exception of the first sentence which should read 'wind energy proposals for turbines 50 metres and under in height...' as turbines of 50 metres are not covered in policy RE3.	
42 - Policy RE7: Removal of Wind Turbines	Modify the plan by deleting Policy RE7.	211	Modify as recommended.	
43 - Policy RE9: Financial Guarantees	<p>Modify the plan by amending the first paragraph of Policy RE9 as follows:</p> <p>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,</p>	214	Modify as recommended.	

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	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.			
44 - Policy RE10: Compliance Monitoring	Modify the plan by deleting Policy RE10.	220	Modify as recommended.	
45 - Schedule 1: Renewable Energy Assessment Criteria	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Amend the first criterion as follows: <ul style="list-style-type: none"> • Landscape and visual impacts 2. Amend the third criterion as follows: <ul style="list-style-type: none"> • Impacts on carbon rich soils, deep peat and peatland habitats; using the carbon calculator 3. Amend the seventh criterion as follows: <ul style="list-style-type: none"> • Effects on hydrology, the water environment, flood risk and groundwater dependent terrestrial ecosystems 4. Add a new criterion after the seventh criterion as follows: <ul style="list-style-type: none"> • Re-use of excavated peat, forest removal and forest waste 5. Delete the following criterion: <ul style="list-style-type: none"> • The ability of the proposed location to support the efficient operation of wind energy technology 	223	Modify as recommended.	
46 - Promoting Sustainable Transport	Modify the plan by replacing the term "rail halt" with the term "rail station" at paragraph 6.2.6, sentence 3, page 92 of the plan.	230	Modify as recommended.	
47 - Policy T3: Transportation of Freight	<p>Modify the plan by adding the following definition to the glossary, page 119:</p> <p><i>"Off-Road Haulage Routes: Routes utilising existing or new forestry, minerals and quarry tracks/routes and any other suitable routes which are not on the public road network."</i></p>	234	Modify as recommended.	
48 - Policy INF 3: Installation of Communications Infrastructure	No modification to the plan.	236	N/A	

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49 - Policy INF 5: Developer Contributions	<p>Modify the plan as follows:</p> <ol style="list-style-type: none"> 1. Add references to services in the first sentence of Policy INF 5 : Developer Contributions as follows: ...'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." 2. Add a new second sentence to the first paragraph of Policy INF 5 : Developer Contributions as follows: "This could include off-site environmental or other enhancements where issues cannot be addressed within the development site." 3. Delete paragraph 2 of Policy INF 5 : Developer Contributions and replace with the following: "A list of specific projects which support place making to be funded by developer contributions can be found in Table 6 of the LDP and the Action Programme." 3. Amend the final sentence of Policy INF 5 : Developer Contributions to read as follows: "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." 4. Delete the final sentence of paragraph 6.3.15 page 9, Volume 1 and replace with the following: "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." 	238	Modify as recommended.	
50 - Policy INF 7: Outdoor Sports Facilities	<p>Modify the plan as follows:</p> <p>Replace Policy INF 7 with the following:</p> <p><i>"Policy INF 7: Outdoor Sports Facilities</i></p> <p>The Council will not be supportive of the redevelopment of outdoor sports facilities, except where one of the following circumstances applies:</p> <ol style="list-style-type: none"> (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 	246	Modify as recommended.	

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	<p>(iii) the outdoor sports facility which would be lost as a result of the proposed development would be replaced by:</p> <ul style="list-style-type: none"> • 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 <p>(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.</p> <p>Sportscotland is a statutory consultee and is required 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.”</p>			
51 - Approach to Waste Management	<p>Modify the plan as follows:</p> <p>1. Delete paragraph 6.4.4. page 102, and replace with the following text:</p> <p>“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.”</p>	251	Modify as recommended.	
52 - Policy WM 3: Sustainable Waste Management and New Developments	<p>Modify the plan by adding a new paragraph 2 to Policy WM 3 : Sustainable Waste Management and New Developments as follows:</p> <p>“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.”</p>	253	Modify as recommended.	
53 - Policy WM 4: New Waste Management Infrastructure and Facilities	<p>Modify Policy WM 4 by deleting the criteria in the first paragraph and deleting the second paragraph, and replacing those with the following text:</p> <p>“(i) While a significant shortfall of waste management infrastructure exists, suitable locations for new waste facilities will be supported.</p>	255	Modify as recommended.	

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	<p>(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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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; <p>v) The proposal has no adverse impacts on the existing road network.</p> <p>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.</p> <p>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;</p> <p>viii) The proposal provides full operational details, restoration proposals where appropriate ;and after use of the development site.</p> <p>ix) The proposal can demonstrate that the site is not at risk of flooding.</p> <p>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.”</p>			

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54 - Policy WM6: Recovery or Disposal of Waste	<p>Modify the plan as follows.</p> <p>1. Delete Policy WM 6 : Recovery or Disposal of Waste and replace with the following:</p> <p>“Policy WM 6 – Recovery or Disposal of Waste</p> <p><i>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></p> <p><i>(i) Fully accords with the provisions of General Policy WM 4;</i></p> <p><i>(ii) Makes contributions to waste management targets set by the European Union and the Scottish Government;</i></p> <p><i>(iii) Accords with any legislative restrictions on waste recovery and disposal;</i></p> <p><i>(iv) Provides a connection to the electricity grid, where appropriate;</i></p> <p><i>(v) Has investigated that 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.</i></p> <p><i>(vi) Provides a high quality restoration and aftercare plan, in accordance with Policy RE9: Financial Guarantees.</i></p> <p><i>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.</i></p> <p><i>Proposals for thermal treatment plants will also be required to meet with SEPA’s Thermal Treatment of Waste Guidelines 2014.”</i></p>	261	Modify as recommended.	
55 - Policy ENV 3: Conservation Areas	No modification.	265	N/A	
56 - Policy ENV6: Nature Conservation	No modification.	267	N/A	
57 - Policy ENV 7: Wild Land and Sensitive Landscape Areas	<p>Modify the plan by deleting the first sentence of Policy ENV 7: Wild Land and Sensitive Landscape Areas and replacing with the following:</p> <p><i>“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.”</i></p>	269	Modify as recommended.	
58 – Policy ENV 8: Protecting and Enhancing the Landscape	<p>Modify Policy ENV 8 as follows.</p> <p>1. Amend criterion (ii) by inserting the word “should” after “development proposals” and before “include”</p> <p>2. Amend criterion (iii) by inserting the word “unacceptable” into the second sentence as follows:</p>	273	Modify as recommended	

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	<p>“Development that would result in the loss of valuable landscape features to such an extent that the character and value of the landscape are unacceptably diminished will not be supported.”</p>			
<p>59 – Policy ENV 10: Carbon Rich Soils</p>	<p>Modify Policy ENV 10 as follows:</p> <p>1. Replace the first sentence with the following:</p> <p>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 CO2 to the atmosphere.</p> <p>2. Replace the second paragraph with the following:</p> <p>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.</p>	<p>277</p>	<p>Modify as recommended.</p>	
<p>60 – Use of the wording ‘Presumption Against Development’ in the LDP</p>	<p>No modifications other than those indicated in Issue 59.</p>	<p>281</p>	<p>Modify as recommended.</p>	
<p>61 – Policy ENV 11: Flood Prevention</p>	<p>Modify Policy ENV 11 as follows:</p> <p>1. Add a new bullet point two as follows:</p> <ul style="list-style-type: none"> • <i>Where appropriate, ensure that water resistant and/or resilient construction materials and measures are used.</i> 	<p>283</p>	<p>Modify as recommended.</p>	
<p>62 – Policy ENV 12: Water, Air, Light and Noise Pollution</p>	<p>Amend Policy ENV 12: Water, Air, Light and Noise Pollution as follows :</p> <p>Paragraph 2 new final sentence : “Maintenance access buffer strips of a minimum 6 metres in width should be provided between the development and the adjacent watercourse.”</p> <p>New paragraph 4: “Development will be required to connect to the public sewerage system, where possible, and manage surface water through sustainable drainage systems (SuDS)”</p>	<p>287</p>	<p>Modify as recommended.</p>	

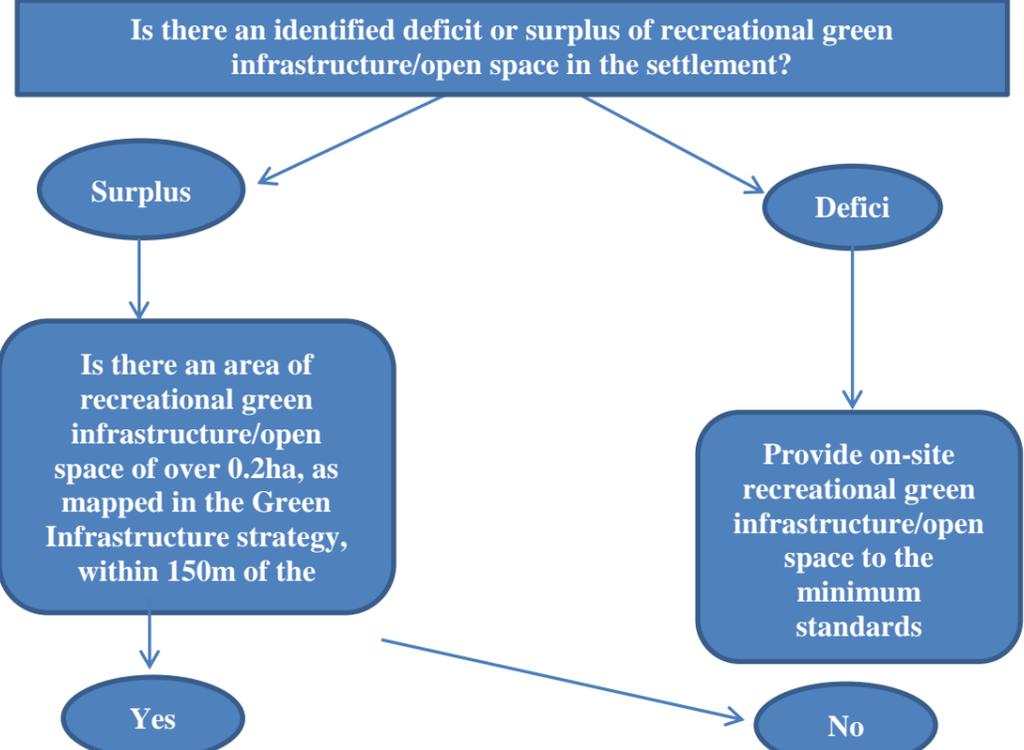
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63 - Policy ENV 13: Contaminated Land	No modifications.	291	N/A	
64 - Schedule 6: Safeguarded Waste Management Facilities	No modification.	293	N/A	
65 - Schedule 8: Public and Private Green Infrastructure/Open Space Standards	<p>Delete Schedule 8 : Public and Private Open Space Standards, and replace it with the following:</p> <p><u>Design Requirements for Green Infrastructure/Open Space within New Developments</u></p> <p>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:</p> <p><u>Green Infrastructure/Open Space</u></p> <ul style="list-style-type: none"> • 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. <p><u>Streets</u></p> <ul style="list-style-type: none"> • 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 <p><u>Individual plots</u></p> <p>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.</p> <p><i>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.</i></p> <p><u>Green Infrastructure/Open Space Standards and Implementation</u></p>	295	Modify as recommended.	

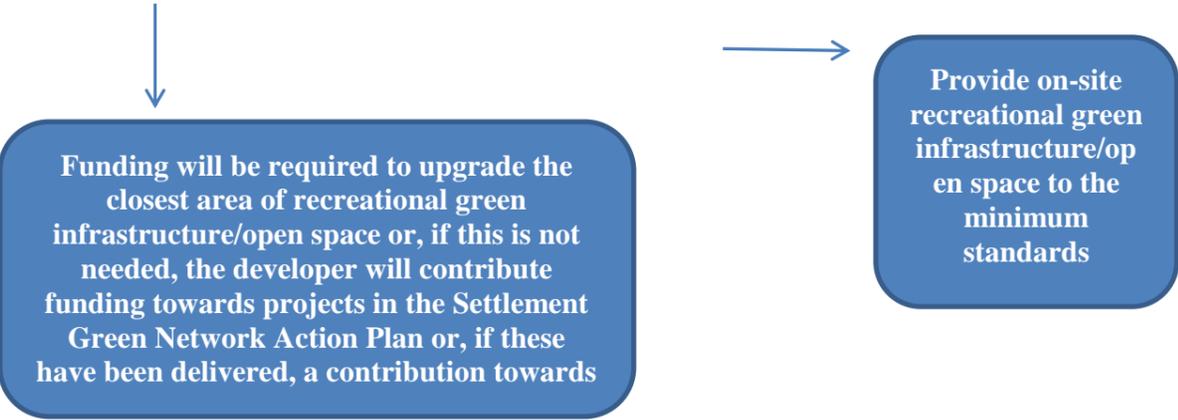
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	<p>Pre-application engagement</p> <p>Early engagement with the Planning Authority is recommended to establish at the outset which approach to green infrastructure/open space should be taken for each particular development.</p> <p>The following sets 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.</p> <p>(i) <u>Residential Developments</u></p> <p><u>Green Infrastructure/Open Space Standards</u></p> <p>The minimum standards for residential green infrastructure/public open space have been split into two types:</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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:-</p> <table border="1" data-bbox="350 1486 1427 1728"> <thead> <tr> <th></th> <th>Development Criteria</th> <th>Minimum Quantitative Standard</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>Developments between 10 and 200 housing units or a development area of greater than 0.5 hectares</td> <td>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</td> </tr> </tbody> </table>		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			
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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								

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	<table border="1" data-bbox="350 289 1427 533"> <tr> <td data-bbox="350 289 557 533">Residential</td> <td data-bbox="557 289 928 533">Developments comprising more than 200 housing units</td> <td data-bbox="928 289 1427 533"> 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 </td> </tr> </table> <p data-bbox="350 604 1368 636"><u>Implementation of Recreational Green Infrastructure/Open Space Standards</u></p> <p data-bbox="350 667 1056 699">Developments between 10 and 200 housing units</p> <p data-bbox="350 730 1878 846">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.</p> <p data-bbox="350 877 1878 1066">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.</p> <p data-bbox="350 1098 1205 1129">Diagram 1: Process for Residential Sites of 10 – 200 houses</p>  <pre> graph TD Start[Is there an identified deficit or surplus of recreational green infrastructure/open space in the settlement?] --> Surplus((Surplus)) Start --> Defici((Defici)) Surplus --> Decision[Is there an area of recreational green infrastructure/open space of over 0.2ha, as mapped in the Green Infrastructure strategy, within 150m of the] Decision --> Yes((Yes)) Decision --> No((No)) Defici --> Process[Provide on-site recreational green infrastructure/open space to the minimum standards] Process --> No </pre>	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			
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	 <p>Funding will be required to upgrade the closest area of recreational green infrastructure/open space or, if this is not needed, the developer will contribute funding towards projects in the Settlement Green Network Action Plan or, if these have been delivered, a contribution towards</p> <p>Provide on-site recreational green infrastructure/open space to the minimum standards</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p> <p>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.</p> <p>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.</p> <p>There will be no requirement for Affordable Housing developments to make payment towards the improvement of alternative, off-site recreational green infrastructure/open space.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ 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; 			

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	<ul style="list-style-type: none"> ▪ 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.” <p>Developments comprising more than 200 housing units</p> <p>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.</p> <p><u>Residential Private Open Space Standards</u></p> <p>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.</p> <p>Standards may be relaxed at the discretion of the Council where considered appropriate.</p> <p>All new residential developments must provide the minimum standards as set out below:</p> <table border="1" data-bbox="368 1226 1436 1579"> <thead> <tr> <th>Development Type</th> <th>Minimum Quantitative Standard</th> </tr> </thead> <tbody> <tr> <td>Detached and semi-detached house</td> <td>100 square metres or 1.5 x ground floor area of the house (whichever is greater)</td> </tr> <tr> <td>Terraced house</td> <td>70 square metres or 1.5 x ground floor area of the house (whichever is greater)</td> </tr> <tr> <td>Flats</td> <td>25 square metres per bedroom</td> </tr> <tr> <td>Nursing Homes</td> <td>15 square metres per bed space</td> </tr> <tr> <td>Special Needs Housing</td> <td>25 square metres per 1 bedroom unit and 40 square metres per 2 bedroom unit</td> </tr> </tbody> </table> <p>ii) <u>Retail, Commercial, Business and Industrial Developments</u></p> <p><u>Green Infrastructure/Open Space Standards</u></p> <p>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:-</p>	Development Type	Minimum Quantitative Standard	Detached and semi-detached house	100 square metres or 1.5 x ground floor area of the house (whichever is greater)	Terraced house	70 square metres or 1.5 x ground floor area of the house (whichever is greater)	Flats	25 square metres per bedroom	Nursing Homes	15 square metres per bed space	Special Needs Housing	25 square metres per 1 bedroom unit and 40 square metres per 2 bedroom unit			
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	Development Type	Development Criteria	Minimum Quantitative Standard			
	Retail and Leisure	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			
	Business	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			
	Industry and Distribution	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			
66 - Site Specific Flood Risk Assessments and Other Requirements	Modify the plan as follows: 1. Amend the notes in Volume 2 of the LDP in accordance with the spreadsheet attached to SEPA PLDP/309/23, dated 24 April 2016			307	Modify as recommended.	
67 - Site 242H: Dalshalloch Woods, Auchlineck	No modification.			311	N/A	
68 - Site 006B: Templeton Roundabout, Auchinleck	Modify the plan as follows: Under Auchinleck 2, insert an additional note as follows: "Whilst the Templeton Roundabout site is allocated primarily for business and industrial use, the council will consider a limited element of other commercial uses where this is shown to be necessary to make development viable but does not offend the town centre first principle as set out in SPP and the town centre policies of the plan."			313	Modify as recommended.	
69 - Site 007B: Highhouse Industrial Estate, Auchinleck	No modifications.			318	N/A	
70 - Prop 1: Auchinleck Cemetery	No modification.			321	N/A	

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71 - Non Inclusion of land to the south west of Auchinleck for residential purposes	No modifications.	323	N/A	
72 - Site 254B: Glen Catrine Bonded Warehouse, Catrine	No modification.	326	N/A	
73 - Residential Development within Crookedholm	No modification to the plan.	328	N/A	
74 - Site 361H: Main Road (South), Crookedholm	No modification to the plan.	331	N/A	
75 - Crookedholm Settlement Boundary	No modification to the plan.	333	N/A	
76 - Site 257H, Irvine Road, Crosshouse	<p>Modify the plan as follows:</p> <p>Amend the site boundary of Site 257H on page 21, Part 2 of the Proposed Plan to reflect the plan submitted with representation PLDP/275.</p> <p>Include an additional note for site 257H at page 19 Part 2 of the Proposed Plan to read:</p> <p>'(iv) The developer of site 257H will require to provide an appropriate landscape buffer on that part of the site which adjoins Holm Farm.'</p>	335	Modify as recommended.	
77 - Site 258H Kilmaurs Road Crosshouse	The plan should be modified by updating the indicative capacity of site 258H to 140 units.	337	Modify as recommended.	

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78 - Non Inclusion of land at Gatehead Road, Crosshouse for residential purposes or future growth area	I recommend no modification to the Plan.	339	N/A	
79 - Site 436H: Holmhead Hospital, Cumnock	No modifications.	343	N/A	
80 - Site 270B: Cumnock Business Park, Cumnock	No modifications.	346	N/A	
81 - Site 001MXD: Glaisnock Glen, Cumnock	<p>Modify the plan as follows:</p> <p>Amend the boundary of Cumnock 3 site 001MXD on the settlement map for Cumnock (Map 9), by excluding the area of the existing business and industrial uses in the western part of the site. The new western boundary of the site should be the field boundary shown on the Ordnance Survey base map immediately to the west of the electricity sub station shown on the map.</p>	348	Modify as recommended.	
82 - Site 383M: Caponacre, Cumnock	<p>Modify the plan as follows:</p> <p>1. Amend the description of the development opportunity set out in Cumnock 5:</p> <p>The council will safeguard the following site for mixed use development including community uses, garden centre, car showroom, business and industry and housing. Retailing ancillary to a use considered appropriate for the site will also be permitted where this is consistent with the retail policies in the plan.</p> <p>2. Amend note (iv):</p> <p>The council will prepare a brief for the development of site 383M in consultation with stakeholders who have an interest in the site.</p>	352	Modify as recommended.	
83 - Cumnock Town Centre Living Boundary	No modifications	358	N/A	

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ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/PARA NO
84 - Non Inclusion of land at Skerrington Mill, Cumnock for residential purposes	No modifications	360	N/A	
85 - PROP 5: Broomfield, Cumnock	<p>Modify the local development plan as follows:</p> <p>1. Amend PROP 5 in the following terms:</p> <p>The council will continue to investigate the development of a new education and community campus at Broomfield Park, Cumnock. A masterplan approach will be taken to the development of the site.</p> <p>2. Volume 1, paragraph 3.26 – replace the existing paragraph as follows:</p> <p>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.</p> <p>3. Insert a new paragraph after paragraph 3.35 of Volume 1:</p> <p>Education and Community Campus at Broomfield Park, Cumnock</p> <p>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.</p>	362	Modify as recommended.	
86 - Site 276H: Sillyhole, Dalmelington	No modifications.	385	N/A	
87 - Non Inclusion of land at Water of	No modifications.	387	N/A	

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Coyle, Drongan for residential purposes or future housing growth area				
88 - Non Inclusion of Land at Stewarton Road, Dunlop for residential purposes	I recommend no modification to the plan.	391	N/A	
89 - Site 297H, Kilmaurs Road Fenwick	The plan be modified by amending Volume 2, page 44, table headed "Fenwick and Laigh Fenwick 1" to indicate a capacity of 18 for site 297H.	395	Modify as recommended.	
90 - Site 405H: Dunselma, Fenwick	No modification to the Plan.	398	N/A	
91 - Site 406H Laigh Wylieland, Fenwick	<p>Modify the Plan as follows.</p> <ol style="list-style-type: none"> 1. Delete site 406H Laigh Wylieland from volume 1, page 121, Schedule 2: Housing sites. 2. Delete site 406H from volume 2, page 44, table headed Fenwick and Laigh Fenwick 1, together with relevant references in the accompanying notes. 3. Delete site 406H from volume 2, Map 14 Fenwick page 46. 	400	Modify as recommended.	
92 – park and ride facilities in Fenwick	No modification of the Plan	407	N/A	
93 – Non Inclusion of land at East Fenwick south of 406H Laigh Wylieland for residential purposes	No modification to the Plan.	409	N/A	

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94 – Non Inclusion of land at junction of Maunsheagh Road and Main Road, Fenwick for residential purposes	No modification to the Plan.	411	N/A	
95 – Non Inclusion of land at Waterslap, Fenwick for residential purposes	No modification to the Plan.	413	N/A	
96 – Non-inclusion of land to the south of Fulton's Crescent, Fenwick	No modification to the Plan.	415	N/A	
97 – Non-inclusion of land for residential purposes on Main Street, Fenwick	No modification to the Plan.	418	N/A	
98 – Non-inclusion of land for residential purposes to the north-west of Laigh Fenwick	No modification to the Plan.	420	N/A	
99 – Non-inclusion of land at Stewarton Road (North) Fenwick	Modify the Plan by: <ol style="list-style-type: none"> 1. including the site at Stewarton Road North in volume 1, page121, Schedule 2: Housing Sites with a capacity of 20; 2. including the site with a capacity of 20 in the table headed Fenwick and Laigh Fenwick Development Opportunities in volume 2, page 44, and 3. Including the site on Map 14: Fenwick in volume 2, page 46 	422	Modify as recommended.	

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100 – Non-inclusion of land at Weavers Court, Fenwick	No modification to the plan.	426	N/A	
101 – Site 107H: Belvedere View, Galston	I recommend no modification to the Plan.	429	N/A	
102 – Future Growth Area 1: Galston	At page 51, Volume 2: Settlement Maps, modify the plan by replacing the hatched area indicating FGA1 with an arrow symbol showing the potential direction of growth from the edge of the settlement.	434	Modify as recommended.	
103 – Non Inclusion of land at Harvestfield, Galston for mixed uses	I recommend no modification to the plan.	436	N/A	
104 – Non Inclusion of land at Clockston Road, Galston for residential purposes	I recommend no modification to the plan.	439	N/A	
105 – Non Inclusion of land to the north east and South of Galston for residential and enabling purposes	There is no modification required to the plan.	442	N/A	
106 – Non-inclusion of Land for residential purposes and non-identification of a settlement boundary at Auchencloigh,	I recommend no modification to the plan.	444	N/A	

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Galston				
107 – Designation of a Conservation Area around Cessnock Castle, Galston	No modification to the plan is required.	447	N/A	
108 – Non – inclusion of future growth area to the east of Galston for residential purposes	I recommend no modification to the plan.	449	N/A	
109 – Site 113H: Galston Road North, Hurlford	I recommend no modification to the Plan.	453	N/A	
110 – Non Inclusion of land at Riccarton Road, Hurlford for mixed use or future housing/business growth area	I recommend no modification to the plan.	461	N/A	
111 – Kilmarnock North	No modification to the Plan.	465	N/A	
112 – Site 136H Altonhill Kilmarnock	<p>The Plan be modified by adding the following text:</p> <ol style="list-style-type: none"> 1. In the table on page 61 of Volume 2 – Kilmarnock 1, add “See note (x)” after the location “Altonhill”. 2. Under the heading of “Notes:” on page 62/63 of Volume 2 add: (x) Site 136H has a requirement for an area of parkland to be provided by the developer. 	480	Modify as recommended.	
113 – Site 148H: Maxholm, Kilmarnock	No modification to the Plan.	483	N/A	

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114 – Site 320H, Caprington Golf Course	<p>The Plan be modified by deleting the area subject to flood risk indicated on the plan submitted by the council on 16 May 2016 entitled “Map 1 – Caprington Golf Course”.</p> <p>The indicative capacity of the site be reduced from 250 to 208 and the site area from 16.02ha to 13ha.</p>	487	Modify as recommended.	
115 – Site 426H: Holehouse Road, Kilmarnock	No modification to the plan.	493	Modify as recommended.	
116 – Future Growth Area 2, Kilmarnock	<p>Modify the Plan as follows:</p> <ol style="list-style-type: none"> Volume 1 page 22, Kilmarnock Placemaking Map. Replace the hatched area on the map denoting Future Housing Growth Areas (2025+) by an arrow symbol showing the potential direction of growth from the edge of the settlement. Volume 2 page 63, paragraph headed ‘KILMARNOCK 2’. Delete the first paragraph and replace it with the following wording: Two possible future housing growth areas have been identified in Kilmarnock. FGA2 lies to the west of the Altonhill area of Kilmarnock and FGA3 lies to the south of the A71 near to Moorfield roundabout. The inclusion of these future growth areas does not discount any other suitable land being considered in Kilmarnock to meet future housing land requirements. FGA2 and FGA3 do not represent formal designations, but provide an indication of the possible location of Kilmarnock’s housing growth beyond 2025. On the separate A1 proposals map for Kilmarnock replace the hatched area indicating FGA3 by an arrow symbol showing the potential direction of growth from the edge of the settlement. 	496	Modify as recommended.	
117 – Future Growth Area 3, Kilmarnock	<p>Modify the Plan as follows:</p> <ol style="list-style-type: none"> Volume 1 page 22, Kilmarnock Placemaking Map. Replace the hatched area on the map denoting Future Housing Growth Areas (2025+) by an arrow symbol showing the potential direction of growth from the edge of the settlement. Volume 2 page 63, paragraph headed ‘KILMARNOCK 2’. Delete the first paragraph and replace it with the following wording: Two possible future housing growth areas have been identified in Kilmarnock. FGA2 lies to the west of the Altonhill area of Kilmarnock and FGA3 lies to the south of the A71 near to Moorfield roundabout. The inclusion of these future growth areas does not discount any other suitable land being considered in Kilmarnock to meet future housing land requirements. FGA2 and FGA3 do not represent formal designations, but provide an indication of the possible location of Kilmarnock’s housing growth beyond 2025. On the separate A1 proposals map for Kilmarnock replace the hatched area indicating FGA3 by an arrow symbol showing the potential direction of growth from the edge of the settlement. 	501	Modify as recommended.	

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118 – Moorfield, Kilmarnock	The Plan be modified by deleting the Safeguarded Open Space allocation on the Proposals Map for Kilmarnock for the two areas of land located immediately east of sites 158B and 160B and the B7064, to leave the land as unallocated.	507	Modify as recommended.	
119 – Site 327M, West Shaw Street	Modify the Plan by amending the supporting text for KILMARNOCK 10, Volume 2, page 66 to read: "The Council will encourage and support the redevelopment of the site for Class 1 retail use, Class 3 (Food and Drink), Class 4 (Business), Class 7 (Hotel and Hostels), Class 10 (Non-Residential Institutions) and Class 11 (Assembly and Leisure)."	512	Modify as recommended.	
120 – Non – inclusion of a Recommendation for a Railway Station at Queens Drive, Kilmarnock	No modification to the Plan.	514	N/A	
121 – Non-inclusion of land at Bridgehousehill, Kilmarnock	<p>The Plan be modified by:</p> <ol style="list-style-type: none"> 1. including land at Bridgehousehill, Kilmarnock as a housing development opportunity site within the Proposed Plan volume 1 (page 121), Schedule 2: Housing Sites. The indicative site capacity should be 200; 2. the identification of the Bridgehousehill site within the Proposed Plan volume 2 (page 61) within the Kilmarnock Development Opportunities (table identified Kilmarnock 1 for residential development opportunities). The capacity should be 200 units and the area should be 23.81 (ha); 3. identifying the Bridgehousehill site as a housing opportunity on the proposals map for Kilmarnock, and 4. identification of the site as a housing growth area on the Kilmarnock Placemaking Map (Map 2) on volume 1 page 22 of the Proposed Plan. 	516	Modify as recommended.	
122 – Non-inclusion of Fardalehill West as FGA	No modification to the Plan.	520	N/A	
123 – Site 422H: Irvine Road, Kilmaurs	No modifications.	523	N/A	

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124 – Non Inclusion of land at Standalane, Kilmaurs	No modifications.	529	N/A	
125 – Kilmaurs Settlement Boundary	No modifications.	532	N/A	
126 – Site 334H Peesweep Brae, Lugar	The plan should be modified by removing the Peesweep Brae site allocation.	534	Modify as recommended.	
127 – Site 424H: Muirkirk Road, Lugar	No modification.	536	N/A	
128 – Site 335H Station Road Mauchline	I recommend no modification to the plan.	538	N/A	
129 – Site 363H Corrie Mains Farm , Mauchline	I recommend no modification to the plan.	542	N/A	
130 – Non Inclusion of land at Ayr Road, Mauchline	No modifications to the plan.	546	N/A	
131 – Non-inclusion of land at Mauchline Creamery, south of Mauchline	No modifications to the plan.	549	N/A	
132 – Site 051M:	No modification.	552	N/A	

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Muirkirk Bing, Muirkirk				
133 – Site 365H Mansfield Road, New Cumnock	No modification.	554	N/A	
134 – Site 431H: Ladeside, Newmilns	No modification.	557	N/A	
135 – Site 348B: Brown Street, Newmilns	No modification.	559	N/A	
136 – Newmilns Settlement Boundary	Modify the plan to amend the Newmilns settlement boundary to include the land between 15-17 and 23 Foulpapple Rd, as illustrated in the supporting documents.	561	Modify as recommended.	
137 – Site 351H: Carskeogh Caravan Site, Patna	No modification.	563	N/A	
138 – Site 057H: Catrine Road, Sorn	No modification.	565	N/A	
139 – Prop 22 Sorn Cemetery	Modify the plan by deleting allocation PROP 22: Sorn Cemetery.	567	Modify as recommended.	
140 – Site 354H Kilwinning Road Stewarton	I recommend no modification to the plan.	569	N/A	
141 – Site 355H: Draffen East, Stewarton	Modify the plan by deleting the number 100 from the table on page 113, titled “Stewarton 1”, line 2 column 4, and replacing with the number 150.	571	Modify as recommended.	
142 – Site 356H: Dunlop Road,	Modify the plan as follows.			

ANNEX I: REPORTER'S RECOMMENDATIONS WITH COUNCIL RESPONSES

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/PARA NO
Stewarton	Add the following new note to page 113, Volume 2 of the plan: “(viii) require any developer of Site 356H to undertake, as appropriate, an NVC Phase 1 Habitat Study to ensure that habitats and species are protected.”	574	Modify as recommended.	
143 – Site 433H Riverford, Stewarton	No modification to the plan.	580	N/A	
144 – Site 436H: Robertland Square, Stewarton	Modify the plan as follows. Volume 2, Page 113, Table “Stewarton 1”, line 5, column 4 and the Settlement Map on page 115 – replace “436H+” with “439H”.	582	Modify as recommended.	
145 – Future Growth Area 4: Stewarton	At page 115, Volume 2: Settlement Maps, modify the plan by replacing the hatched area indicating FGA4 with an arrow symbol showing the potential direction of growth from the edge of the settlement.	584	Modify as recommended.	
146 – Site 193B, Bridgend, Stewarton	I recommend no modification to the plan.	587	N/A	
147 – Non Inclusion of land for residential purposes at Lainshaw Estate Stewarton	I recommend no modification to the Plan.	590	N/A	
148 – Non Inclusion of land at Loudoun Street, Stewarton for residential purposes	I recommend no modification to the Plan.	594	N/A	
149 – Non Inclusion of land at Cutsburn Road, Stewarton for	I conclude that there is no modification required to the plan.	597	N/A	

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mixed use purposes				
150 – Non Inclusion of land at Peacockbank Farm, Stewarton for residential purposes	No modification to the plan.	602	N/A	
151 – Site 058M: Mauchline Colliery, Mauchline	<p>Modify the plan as follows.</p> <p>1. Add two new notes to Rural Area 1, page 120 of Volume 2 of the plan as follows :</p> <p>(iv) Any developer of the site is required to undertake, where appropriate, an NVC Phase 1 Habitat Study to ensure that habitats and species are protected.</p> <p>(v) A Transport Statement must be submitted with any planning application for the site, indicating the proposal and likely trips (numbers and types) to ensure that the local road system is adequate for the nature of the development proposed.</p> <p>2. In the table on page 120 of Volume 2 of the plan, add a reference in row 1, column 2 of Site 058M to notes (iv) and (v).</p>	606	Modify as recommended.	
152 – Site 193M: Rowallan Castle, Kilmarnock	No modification to the Plan.	611	N/A	
153 – Site 366M: Loudoun Castle, Galston	I recommend no modification to the Plan.	614	N/A	
154 – Galston Rural Protection Area	<p>Modify the plan as follows.</p> <p>Amend the Rural Area Map with the extension of the Rural Protection Area to the south of Galston, as set out in PLDP 248, from South Woods along B7037 turning in at Sornhill to join the C104 to Newmilns.</p>	616	Modify as recommended.	
155 - Rural Protection Area: Fenwick and Stewarton	<p>Modify the plan by adding a definition to the Glossary at page 119, Volume 1of the plan as follows :</p> <p>“Rural Protection Area: The Rural Protection Area protects areas of countryside surrounding existing settlements, and other areas under pressure for development, from sporadic and inappropriate development in order to protect</p>	620	Modify as recommended.	

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ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/PARA NO
	the rural settings of the settlements concerned and the rural area in general.”			

