

June 2020

Responding to the consultation

In addition to answering the questions that are set out in this document, representations can also be made on all other aspects of the Main Issues Report and if there are other issues which are considered to be missing from the document.

A formal consultation on this MIR will commence on the 1 June 2020 and end on the 31 July 2020. Representations should be as concise as possible and supporting information can be submitted, preferably in electronic format to:

localdevelopmentplans@east-ayrshire.gov.uk

Or by post to:

Planning and Economic Development
Development Planning and Regeneration Team
Opera House, 8 John Finnie Street
Kilmarnock KA1 1DD

Representation forms can be found on the Council's website at:

www.east-ayrshire.gov.uk

After the consultation period has closed, all representations received will be examined and used to inform the Proposed Plan which is due for publication in Autumn 2021.

The Council intended on holding public engagement events across East Ayrshire, however due to the current situation with Covid-19 and restrictions being in place these will be held at a later date. The Council appreciates that these events play an important part in a local development plan preparation process. However, given current measures in place to control the incidence or transmission of COVID-19 it was felt inappropriate for them to take place at this time.

Contents

List of Issues	6
Introduction	11
Vision and Aims	13
LDP 2 Vision	13
Spatial Strategy	15
Spatial Strategy Priorities	15
Ayrshire Growth Deal	15
Future economic expansion in Kilmarnock	19
South Central Kilmarnock	21
Coalfield Communities Landscape Partnership	23
Stewarton - Approach to Sustainable Growth	26
Industrial and Business Land in Stewarton	30
Simplified Planning Zones	31

I	Approach to Placemaking	34
ı	Enabling Housing	36
	East Ayrshire Housing Needs and Demand Assessment	37
	Affordable Housing Policy	39
	What level of housing growth should be identified in the LDP?	40
	Existing Housing Land Supply	43
	LDP1 Future Growth Areas	44
	Rural Protection Area and Rural Diversification Area	47
	Successful Town Centres	51
	Town Centres	51
	Town Centre Living Boundaries	54
	Town Centre Strategies	60
	Infrastructure	61
	Developer Contributions	61
	Green Infrastructure	64
	Promoting Sustainable Transport	68
	Bellfield Interchange	69

8	Historic Environment	71
	Loudoun Castle Garden and Designed Landscapes	71
9	Planning for climate change: Renewable energy, flooding, minerals and low carbon places	74
	Climate Change Bill	74
	Low Carbon Places	75
	Renewable Energy	77
	Heat	81
	Addressing Flooding in East Ayrshire	82
	Minerals	84
10	Priorities, Issues and Proposals	87
	Priorities, Issues and Proposals (PIP) Sites Submitted	88
	Appendix 1: PIP Sites	91

List of Issues

Issues 1 and 2: Vision and Aims

Do you agree with the proposed vision and aims for the East Ayrshire LDP2? If not, what would you suggest?

Issue 3: Spatial Strategy Priorities - Ayrshire Growth Deal

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?

Issue 4: Spatial Strategy Priorities: Future Economic Expansion in Kilmarnock

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

Issue 5: Spatial Strategy Priorities: South Central Kilmarnock

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

Issue 6: Spatial Strategy Priorities: Coalfield Communities Landscape Partnership

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

Issue 7: Spatial Strategy Priorities: Stewarton - Approach to Sustainable Growth

Do you agree with the preferred option? If not, why?

Do you agree with the alternative option and, if so, why? Or do you have any other suggestions?

Issue 8: Spatial Strategy Priorities: Industry and Business in Stewarton

Do you agree with the preferred option? If not, why? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

Issue 9: Simplified Planning Zones

Do you agree that the Council should use Simplified Planning Zones, where it would be appropriate to enable development at key locations in East Ayrshire?

Do you agree with the locations suggested or are there other areas that should be made Simplified Planning Zones?

Issue 10: Approach to Placemaking

Do you agree with the proposed approach to Placemaking? If not, what would you suggest?

Issue 11: Affordable Housing

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?

Issue 12: Levels of Housing Growth

Do you agree with the Council's preferred option for planning for housing growth? If not, do you prefer alternative option 1 or 2? Do you have any other suggestions?

Issue 13: Existing Housing Land Supply

Do you agree with the Council's preferred option? If not, is there an alternative approach that you think would be more appropriate?

Issue 14: LDP1 Future Growth Areas

Are these areas still feasible options for future growth and for inclusion in LDP2 as allocated sites for housing development? If not, what alternatives, except those sites submitted to the Council for consideration under Chapter 10, would you suggest?

Issue 15: Rural Protection Area and Rural Diversification Area

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Issue 16: Town Centres

Do you agree that the Local Development Plan should introduce ways of reducing the extent of retailing areas to allow them to be better occupied and more vibrant and, in doing so, focus on bringing more homes to town centres?

Is the preferred option the best way of achieving this?

Issue 17: Town Centre Living Boundaries

Do you agree that the Council should modify its approach to town centre living to encourage such uses in all of East Ayrshire's town centres?

Issue 18: Town Centre Strategies

Do you agree with the preferred option which seeks to provide a basis for future town centre improvement actions?

Issue 19: Developer Contributions

Do you agree that the Council should update the developer contributions framework to maximise the benefits of development and ensure that local services and improvements are delivered where they are needed?

Issue 20: Green Infrastructure

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Issue 21: Promoting Sustainable Transport

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?

Issue 22: Bellfield Interchange

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Issue 23: Loudoun Castle Garden and Designed Landscape

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Issue 24: Low Carbon Places

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Issue 25: Renewable Energy - Wind

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Issue 26: Renewable Energy - Heat

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Issue 27: Addressing Flooding in East Ayrshire

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Issue 28: Minerals

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Issue 29: PIP sites

What do you think about the PIP sites put forward for consideration? Do you consider the PIP sites put forward for consideration to be appropriate?

1

Introduction

- The Main Issues Report (MIR) marks the first stage in preparing a new Local Development Plan (LDP) for East Ayrshire. When adopted, the new local development plan will replace the current adopted East Ayrshire Local Development Plan (2017) and the East Ayrshire Minerals Local Development Plan (2020). The new plan LDP2 will provide a vision for East Ayrshire's future and will guide where future development should be located. Although the Minerals local development plan has just recently been adopted, a decision was made to merge all planning matters into the next Local Development Plan.
- 1.2 The timescales for progressing from Main Issues Report to an adopted Local Development Plan are set out below:

MIR	Proposed Plan	Adopted LDP
Q2 2020	Q4 2021	Q3 2023

These timescales might be subject to change.

The Main Issues Report focuses on the key planning and policy changes affecting East Ayrshire at present and the options available to the Council as to how these could be addressed. As such the MIR sets out how we would like East Ayrshire to look in around 20 years' time and its publication is an important step in determining the Council's future planning policy and strategy.

The importance of hearing people's views

1.4 It is fundamental that we obtain the views of members of the public, key agencies and stakeholders at this stage. This will help inform the Council's settled view on matters contained in a local development plan.

Implications of the new planning act

The new Planning (Scotland) Act 2019 (the Act) introduces a new development plan preparation process, local place planning and the preparation of a Regional Spatial Strategy. In addition to this, the Scottish Government is to review Scottish Planning Policy (SPP) and prepare National Planning Framework 4 (NPF4). These will be combined into one document and will become part of the statutory Development Plan. The requirements of the new Act as well as the review of SPP and preparation of NPF4 may well have an impact on the programming for LDP2 from MIR to adoption, therefore timescales may be subject to change. However, it is anticipated that the Proposed LDP will be published for consultation in the 4th quarter of 2021 which means that LDP preparation will continue to adhere to the requirements of the Town and Country Planning (Scotland) Act 1997 and the Planning etc. (Scotland) Act 2006. This is in accordance with the draft transitional arrangements set out by the Scottish Government.

What informs the MIR?

- 1.6 The main issues report has been informed by a very wide range of documents but in particular:
 - The Single Outcome Agreement and East Ayrshire Community Plan
 - Scottish Planning Policy
 - National Planning Framework 3
 - The Monitoring Statement
 - · East Ayrshire Housing Needs and Demand Assessment 2018
 - Town and Country Planning (Scotland) Act 1997 and the Planning etc. (Scotland) Act 2006
 - Planning (Scotland) Act 2019
 - Climate Change Act (2009) and amendments
 - Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
 - The Transport (Scotland) Bill
 - The Ayrshire Growth Deal (Heads of Terms and draft business cases).

Monitoring Statement

1.7 A monitoring statement is published alongside this MIR which details the development that has taken place since the existing Local Development Plan was adopted and how successful the policies and strategies contained within it have been. It has formed a large part of the evidence base for the MIR.

Strategic Environmental Assessment

All policies and strategies of the MIR have been assessed for their likely environmental impacts through the Strategic Environmental Assessment (SEA). Ultimately this will help to ensure that development takes place in the most appropriate locations with minimal environmental impact. An Interim Environmental Report has been published alongside the MIR and it highlights how environmental issues have been considered in the MIR. The SEA process will continue and will run in parallel with the preparation of LDP2.

Habitats Regulations Appraisal (HRA) Assessment

The purpose of the HRA is to determine if LDP2 is likely to have a significant effect on a European site (either alone or in combination with other plans or projects). A European site is a Special Protection Area (SPA) or a Special Area of Conservation (SAC). The sites which carry these designations in East Ayrshire are the Muirkirk and North Lowther Uplands Special Protection Area and Airds Moss and Merrick Kells Special Areas of Conservation. A likely significant effect can be defined as an effect which cannot be ruled out and is likely to undermine the conservation objectives of these sites. As part of MIR preparation an initial HRA Scoping Report has been prepared. This has assessed the issues contained within the MIR as to whether they will have significant effects on the protected sites.

The Main Issues

Following consideration of the findings of the monitoring statement, housing needs and demand assessment and all other relevant guidance, it is considered that the following 29 main issues require to be addressed in the next East Ayrshire Local Development Plan.

Vision and Aims

LDP 2 Vision

- The East Ayrshire Community Plan is the sovereign strategic plan for East Ayrshire. It envisages that East Ayrshire will be 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 East Ayrshire Local Development Plan (LDP) 2 is also required to set out a long term vision for East Ayrshire. Specifically it needs to describe how East Ayrshire should be developed over a set period of time and provide a steer on where development should and should not go and what should be protected.
- The role of LDP2 is to support the achievement of the Community Plan vision and to ensure that the land use planning system can be fully harnessed to facilitate its achievement. It is fundamental therefore that the proposed vision for the new East Ayrshire Local Development Plan complements the vision of the Community Plan whilst focusing on all local development plan matters.
- The proposed vision for the East Ayrshire Local Development Plan is that:

East Ayrshire will be 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.

- 2.5 The vision will be delivered by the following key aims:
 - Stabilise East Ayrshire's population and seek to achieve population growth;
 - Create good quality and accessible places with resilient and safe communities, ensuring a good quality of life for existing and future residents;
 - Direct development to sustainable locations which are located close to local services, facilities, and local public transport networks;
 - Ensure measures are in place to assist in reducing the effects of climate change and in meeting climate change targets;
 - Assist in providing opportunities for the delivery of health and social care services in the future;

- Drive economic growth and inward investment in a sustainable manner and ensure there is access to employment opportunities;
- Strive for better infrastructure to assist in creating good quality places;
- Safeguard a high quality green network and active travel network and provide for the creation or improvement of new or existing green areas;
- Encourage low carbon solutions and ensure there is a responsible and justified approach to renewable energy development;
- Ensure there is a responsible and justified approach to minerals extraction with appropriate restoration and aftercare;
- Protect and enhance the built and natural features of East Ayrshire's historic environment;
- Protect and enhance our diverse natural environment and habitats:
- Encourage tourism opportunities, in particular those that protect and enhance East Ayrshire's rich landscape, history and cultural heritage; and
- Recognise the changing face of retail whilst promoting our town centres as places where all members of the community can meet, work or be entertained.

Issues 1 and 2: Vision and Aims

Do you agree with the proposed vision and aims for the East Ayrshire LDP2? If not, what would you suggest?

3

Spatial Strategy

- A Spatial Strategy is required by planning legislation and should consist of a broadly based statement relating to the development and use of land in an area. The Spatial Strategy detailed below sets out a development framework for East Ayrshire to take forward the vision and aims of LDP2. The Spatial Strategy when it is finalised will build on existing development plans and will take account of priorities that may be identified in the forthcoming National Planning Framework and Regional Spatial Strategy for Ayrshire.
- 3.2 For the MIR, the following spatial strategy priority areas have been identified:
 - Ayrshire Growth Deal locations
 - Options for economic expansion in Kilmarnock
 - South Central Kilmarnock
 - Stewarton
 - Coalfield Communities Landscape Partnership Area

Spatial Strategy Priorities

Ayrshire Growth Deal

3.3



Within the current SPP and National Planning Framework 3, the Scottish Government has emphasised the need for "joined-up thinking" between Councils and partner organisations to promote economic growth. One way in which this can be done is by agreeing a City Deal or Regional Growth Deal.

Government and local authorities. They are designed to help identify and develop long-term, strategic approaches to improving regional economies and deliver economic benefits. Each deal is tailored to its region, reflecting its individual economic strengths and weaknesses and comprises a programme of projects and strategies to support positive, transformative change. City Deals are for city regions such as Glasgow, Edinburgh and Aberdeen. As Ayrshire does not have a city, a Regional Growth Deal has been developed but the concept and approach is very similar to that of a City Deal. Regional Growth Deals are delivered by broadly based, sectoral partnerships which can include local authorities, the private sector, education and skills providers. The aim of the deals is to drive inclusive growth and to bring long term, transformational change to the regions.

The need for a Growth Deal in Ayrshire

- The three Ayrshire Councils (North, East and South), have for some time, acknowledged the value in taking a regional approach to economic growth and have worked in partnership for many years. Following an analysis of the impact that City Deals could have on inclusive economic growth, the Ayrshire Councils recognised that a comparable level of investment could drive similar levels of inclusive economic growth within their own local communities where growth has been stagnant or slow for many years.
- To that end the three Councils have worked with partners and stakeholders over the last 3 years to develop the Ayrshire Growth Deal. It comprises a number of regional priorities and projects which, when taken collectively, will help facilitate and drive considerable economic growth in Ayrshire.
- 3.7 The Vision for the Ayrshire Growth Deal is:

"A vibrant, outward looking, confident region, attractive to investors and visitors making a major contribution to Scotland's growth and local well-being and leading to implementation of digital technologies and the next generation of manufacturing."

In March 2019, the Heads of Terms for the Ayrshire Growth Deal were signed by UK and Scottish Government Ministers and the leaders of the three Councils. In doing so they committed, in principle, over £250 million of investment into Ayrshire. The Heads of Terms document details 21 projects across the Ayrshire region that it is estimated will create around 7,000 jobs following delivery over a 10-15 year period. These projects cover a range of sectors including aerospace and space, energy, marine science, manufacturing and tourism. More recently and over the last two years, the three Ayrshire Councils have been working to finalise Business Cases which are required to be submitted for each project and approved by both UK and Scottish Governments before the projects can begin.



- 3.9 The four projects put forward in East Ayrshire are:
 - 1. National Energy Research Demonstrator (NERD), Cum
 - 2. Advanced Manufacturing Investment Corridor (AMIC), Kilmarnock
 - 3. Ayrshire Engineering Park at Moorfield, Kilmarnock
 - 4. Halo, Kilmarnock



East Ayrshire Council is committed to working with the neighbouring Ayrshire authorities and partners to successfully deliver the Ayrshire Growth Deal.

What is the issue?

- This is a new issue for LDP2 to consider as the funding for the Ayrshire Growth Deal has been confirmed since the adoption of the current Local Development Plan. The potential of the Growth Deal presents East Ayrshire's economy with a huge opportunity to stimulate and promote transformational change. The Development Plan can help ensure that the full potential of the Growth Deal is maximised. Accordingly LDP2 will need to support the progress and delivery of the Ayrshire Growth Deal projects within East Ayrshire and ensure that the inter-linked strategies across the Ayrshire region can be realised. LDP2 will also need to take into consideration the implications of the National Transport Strategy 2, Strategic Transport Project Review 2 and the emerging Regional Transport Strategy for Ayrshire on the delivery of the Ayrshire Growth Deal projects in East Ayrshire.
- In addition, LDP2 will need to consider and plan for the period beyond the lifetime of the Ayrshire Growth Deal projects and assess how these projects will impact on local areas; there may be a need to identify additional sites within LDP2 to support economic growth which the Ayrshire Growth Deal will bring to local areas. The Ayrshire Growth Deal cuts across many other important issues that are addressed in other sections of this Main Issues Report.

Preferred Option

- The Council will safeguard the areas identified as sites for the Ayrshire Growth Deal projects and will incorporate the proposals within the LDP2 Spatial Strategy. This will ensure that the Ayrshire Growth Deal has a high level status in land use decisions that come forward through LDP2. The Council wants LDP2 to reflect the ambitions of the Ayrshire Growth Deal and therefore, LDP2 will allocate a larger number of sites for business and industrial land and potentially other supporting uses within the settlements of Cumnock and Kilmarnock primarily although other locations will also be considered.
- 3.13 The Council will identify sites within the local areas of the proposed projects to further support the long term growth of Ayrshire (specific locations will be identified at Proposed Plan stage).

Alternative Option

3.14 The Council considers that there are no reasonable alternatives to this approach.

Issue 3: Ayrshire Growth Deal

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?





Future economic expansion in Kilmarnock

- East Ayrshire has a number of strategic business locations. These are Moorfield, Rowallan Business Park and Meiklewood/Mosside, Kilmarnock. Kilmarnock is also the first major settlement in the M77 Investment Corridor going south from Glasgow. These locations provide a high quality attractive environment for strategic business and industry uses, largely due to their location and proximity to road and public transport links.
- The development of Moorfield North (Phase 2) has made a significant contribution to economic growth in East Ayrshire and has built on the success of Moorfield South. It is anticipated that Phase 2 of Moorfield will reach capacity in 2020. A further phase (Phase 3) has been identified to the north of Moorfield phase 2. Phase 3 is part of the Ayrshire Growth Deal and its completion will consolidate the area as an important engineering park. It is anticipated that further economic diversification could occur as part of the phase 3 development but that further expansion is unlikely because of local constraints.
- In the north of Kilmarnock, there is an opportunity to further enhance the industry and business offer at Rowallan Business Park and Meiklewood/Mosside and along the M77 Investment Corridor (see map 1). The area may well have the potential for further expansion. There is also an opportunity for a park and ride facility in this vicinity as well as a bus corridor travelling north and south on the A77.
- In addition to the strategic business locations, the area east of Bellfield Interchange has potential for significant future economic growth (see MIR Chapter 6, Issue relating to Bellfield Interchange)

Preferred Option

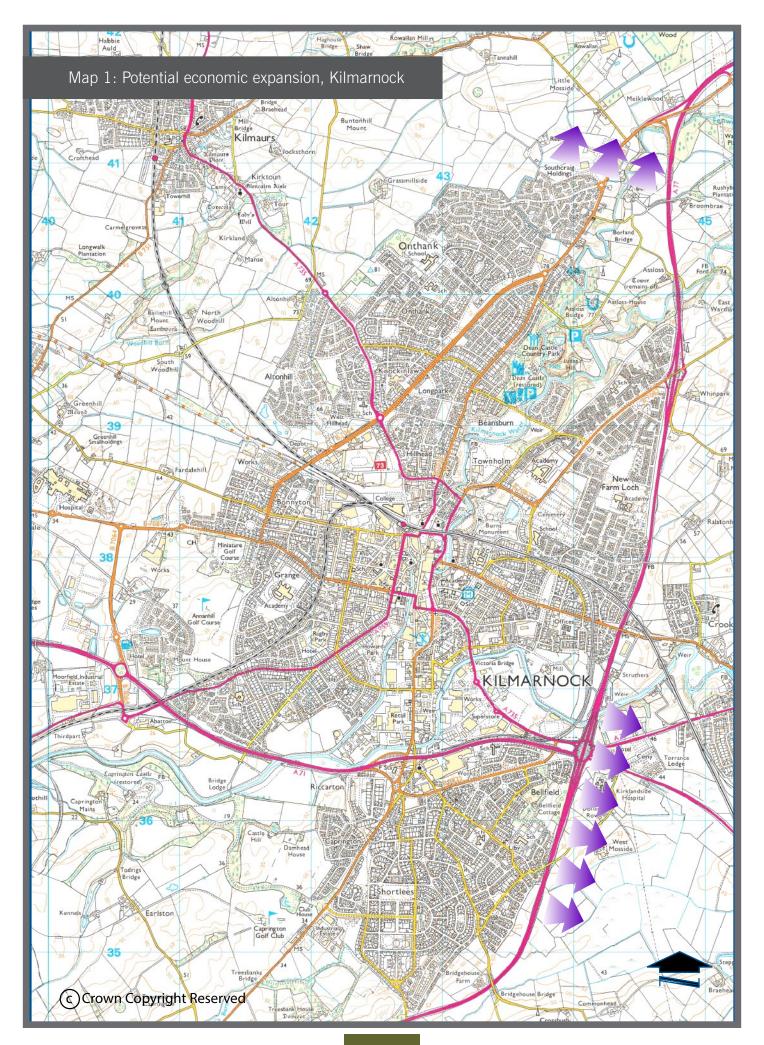
3.19 Identify new sites to allow for future expansion at Moorfield, Rowallan Business Park, Meiklewood/ Mosside, and the A77 Investment Corridor and allocate the area east of Bellfield Interchange as a development opportunity site for industry, advanced manufacturing, business and potentially other appropriate uses. This will be informed by a review of business and industrial land for the whole of East Ayrshire, which will be undertaken later in 2020, but it will have a particular focus on current and potential new strategic expansion sites around Kilmarnock.

Alternative Option

3.20 To retain the existing industrial and business land supply at Moorfield, Rowallan Business Park, Meiklewood/Mosside and only identify the area east of Bellfield as a development opportunity site.

Issue 4: Future Economic Expansion in Kilmarnock

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?



South Central Kilmarnock

Once a key hub for industry and business and home to a sizeable population, the area around Glencairn Square has experienced significant change over the years (see map 2). Although the area contains a mix of active retail, business and industrial developments there is a high number of long term vacant and derelict sites and properties in the area which has resulted in the area experiencing disjointed connections in terms of its land uses, green network (i.e. paths and green spaces) and road network. In addition to this, there is a risk of flooding in the area which threatens any future plans for regeneration. However, its location within close proximity to Kilmarnock town centre marks its potential as a sustainable development opportunity. There is therefore a need to prioritise this area and determine how to address these issues in the recognition that change in this area is critical.



Preferred Option

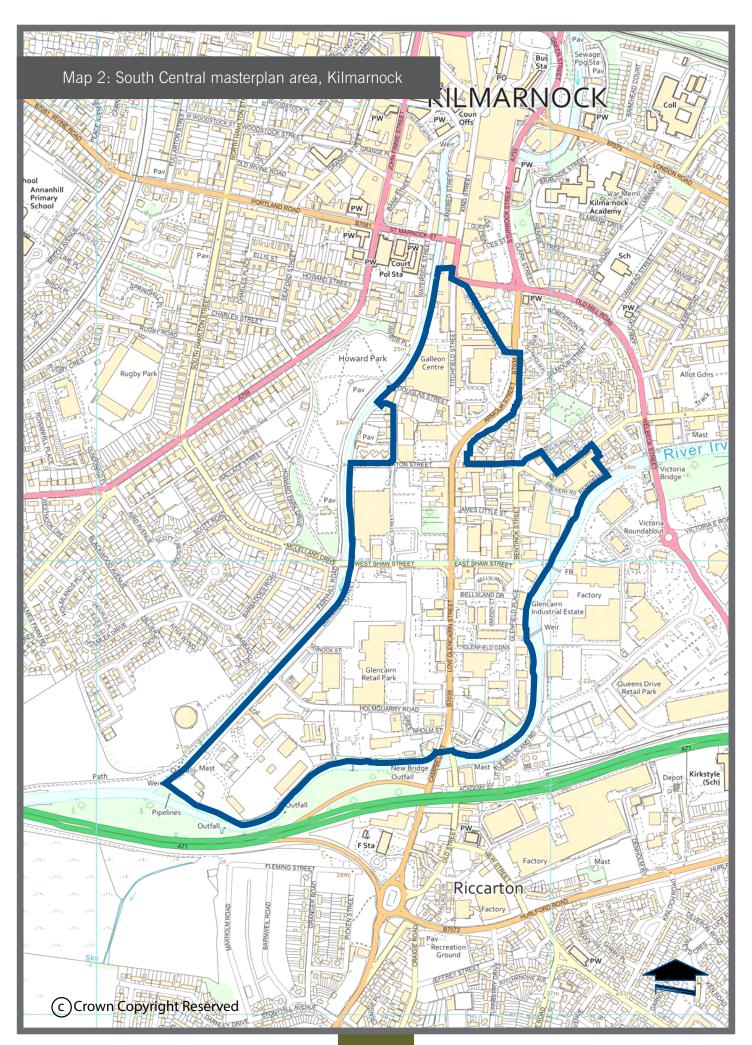
3.22 To prepare a development framework in collaboration with SEPA and other statutory agencies for South Central Kilmarnock which will identify opportunities for future development and inform a masterplan approach to transform the area.

Alternative Option

3.23 Continue with the current LDP approach and promote part of South Central Kilmarnock for industry and business and the redevelopment of the site at West Shaw Street encouraging a mix of uses including retail and business.

Issue 5: South Central Kilmarnock

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?



Coalfield Communities Landscape Partnership

In March 2020, the partners of the Coalfield Communities Landscape Partnership (CCLP) were successful in their bid to the National Lottery Heritage Fund (NLHF) for a £2.2million grant to deliver the Landscape Partnership programme. Taken together with significant match funding, the CCLP will deliver £6m worth of projects. The project takes a landscape scale approach to conservation and promotes the sustainable development of the Lugar and Doon valleys and surrounding foothills (see map 3).

3.24



Communities Landscape Partnership



The five year scheme will deliver 22 projects, which when taken together, aims to reconnect people and communities with the natural, cultural and built heritage of the area. The outcomes of the scheme will be considerable and varied; areas of peatland will be restored, the history of the lost mining villages will be recorded, hedgerow habitats will be reinstated, valuable local heritage will be maintained and made accessible to local people, and much more. LDP2 will encourage and support developments that contribute to the vision and aims of the CCLP as a key means of regenerating and rejuvenating the former coalfield area. The CCLP will not be the only mechanism for regenerating and enhancing the rural area and the focus of the Plan will not solely be on the area included within the CCLP. Existing designations such as the UNESCO Galloway and Southern Ayrshire Biosphere and proposed initiatives such as the Galloway National Park and the potential for a geopark centred on Spireslack and Glenbuck will also be explored through the Plan process.

23

Preferred Option

3.26 Continue with the approach taken in the Minerals LDP and provide a policy framework to support the development and implementation of the Coalfield Communities Landscape Partnership and other projects.

Alternative Option

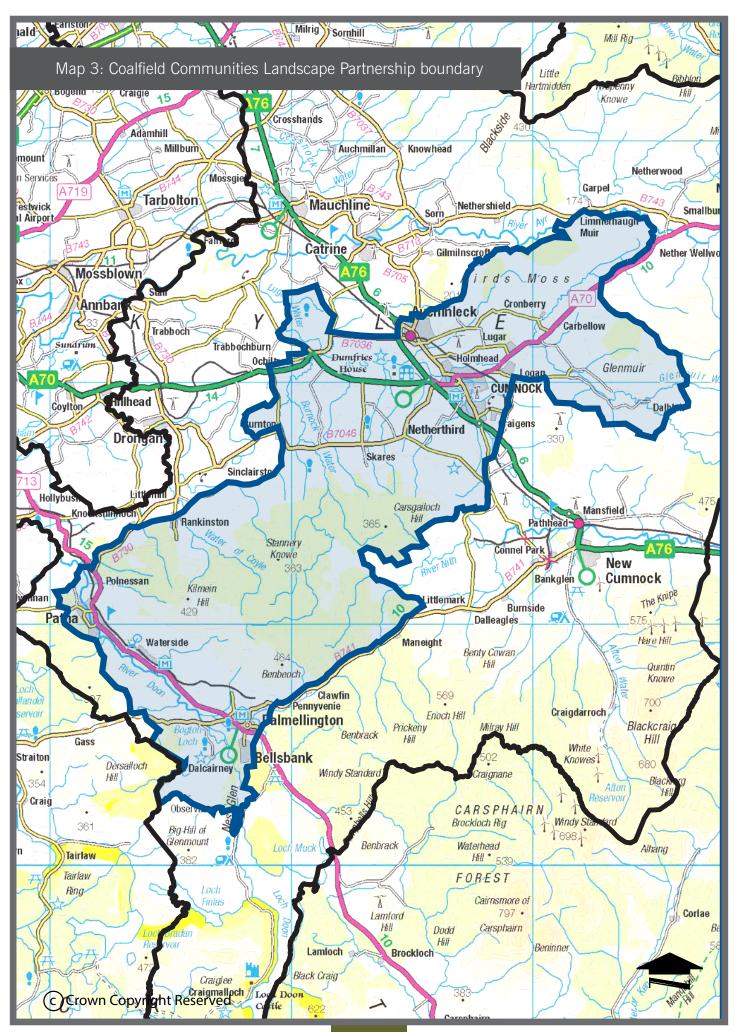
3.27 Support the delivery of the Coalfield Community Landscape Partnership with a more general policy framework and no specific policy relating to the Partnership delivery.

Issue 6: Coalfield Communities Landscape Partnership

Do you agree with the Council's preferred option? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

What other ways do you think LDP2 should support regeneration within the rural area?





Stewarton - Approach to Sustainable Growth

Demand for new housing and the need for local infrastructure, service and facility improvements

3.28 Pressure for development remains high in the northern area of East Ayrshire, particularly in areas within close proximity to the Glasgow conurbation and main transport corridors. One such area, which has experienced significant growth in recent years, is Stewarton. A significant number of new dwellings have been developed in the town which has contributed to capacity issues with local services and facilities and the infrastructure that supports the town. In particular the Council is aware that the local health and social care services are under significant pressure and that education facilities could have capacity issues in the near future. There are also capacity issues with some roads, the digital network, sewers and the water infrastructure serving the town.



As of April 2019, approximately 360 new houses have been built in Stewarton in recent years with a further 256 houses programmed to be built over the next five years (excluding the redevelopment of housing at David Dale Avenue, Stewarton). The majority of identified LDP opportunity sites for housing in Stewarton have now been developed or are near completion. The pressure for further housing remains however. A total of eight sites, including the area identified as a Future Growth Area for Housing in the LDP 2017, located either adjacent to, or out-with the settlement boundary of Stewarton, have been submitted to the Council for inclusion in the next LDP (see MIR Chapter 10). The majority of these sites propose that the land to be developed for housing or in part for housing.

- The Council would welcome any comments in relation to these sites. When preparing the Proposed Plan, the Council will take into consideration a number of factors, including any comments received at this stage, to determine what is included as a development opportunity site in the LDP. Some of these factors are detailed below.
- 3.31 Scottish Planning Policy introduces a presumption in favour of development that contributes to sustainable development, with policies and decisions guided under a number of principles, which include the following:
 - · Giving due weight to net economic benefit;
 - · Making efficient use of existing capacities of land, buildings and infrastructure;
 - Supporting delivery of accessible housing, business, retailing and leisure development; and
 - Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development on water supplies and air and soil quality.
- There is a need to ensure that East Ayrshire continues to be a desirable place to live and retains a balanced population profile. To do this requires Council services, such as housing, education, health and social care as well as other key agencies, such as Ayrshire Roads Alliance, NHS Ayrshire and Arran, Scottish Water and SEPA, to work in partnership. There is a particular need for all of these services and agencies to work with the local community to address the issues facing Stewarton at present.
- 3.33 Although SPP requires local developments plans to allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing, there is a need for the Council and key agencies to address the capacity issues in Stewarton in relation to infrastructure, but particularly in relation to the provision of services and facilities.
- It is recognised that the demand for future development in Stewarton is one of the most critical and complex issues that Local Development Plan 2 will need to plan for. The recent fast rate of development in Stewarton has significantly contributed towards there being major capacity issues in the local road, water and wastewater infrastructure, education provision and health and social care services. Work is already underway to address these issues but they can only be overcome through sustained collaborative working.

Collaborative working

The Council has been working, on a regular basis with Key Agencies and stakeholders, such as NHS Ayrshire and Arran, Scottish Water, East Ayrshire Health and Social Care Partnership, the Ayrshire Roads Alliance (ARA), East Ayrshire Leisure Trust, and key Council Services, such as Vibrant Communities, Education and Housing and will continue to do so. The primary aim of this work is to better understand the current pressures in relation to infrastructure, services and facilities in Stewarton and identify what approach can be taken by LDP2 to alleviate them. It is anticipated that this engagement will be accelerated over the next year in recognition of the importance of the Stewarton issue to LDP2 as a whole and be expanded to include the local community much more.

Reviewing developer contributions

Through the MIR, and subsequent preparation of the Proposed LDP 2, the Council will review the approach LDP2 should take, in terms of collecting developer contributions and how future developer contributions could be used to assist in improving education and health facilities as well as other infrastructure.

Exploring improvement to infrastructure

The Ayrshire Roads Alliance is now in a position to commission consultants to undertake an initial study to investigate the alignment of the Stewarton to Fenwick (M77) road and to make suggestions for improvement. It is acknowledged that there are other issues with the local road infrastructure that also need to be addressed, in particular the capacity of Stewarton Cross to accommodate any further traffic as a result of future house building; these issues will be examined as part of the LDP2 work. Scottish Water has also indicated that a future Growth Project to increase capacity in the water and wastewater infrastructure is likely to be required if new sites are allocated in LDP2 to allow for future growth. The issue Scottish Water has had relates more to the recent fast rate of development. It is anticipated that solutions can be found to addressing the existing pressures which development has placed on local infrastructure, services and facilities. However, there would need to be very careful planning involved, particularly in terms of managing the rate of any future growth in Stewarton.

Need for a Development Strategy

- There is clearly a need for new infrastructure investment to support the existing population. Given the issues identified above, it is recommended that a long term development strategy for Stewarton should be prepared and that this should form an integral part of the next local development plan. Although the next local development plan will have a 5 year lifespan before review it is, notwithstanding, recommended that the strategy within the plan should set out how the Council wants to see Stewarton develop over a 10-20 year period. It is considered essential that the strategy looks long term; there is, for instance, no point in providing a new health care facility that potentially will be oversubscribed in 10 years' time. Additionally, a long term strategy will enable the Council to more effectively manage development and may enable the Council, through the LDP, to reduce the rate of new housing development particularly within the early years of the strategy to allow the local infrastructure to be put in place.
- As part of preparing a long term strategy for Stewarton, it is proposed to establish a working group. The working group will assist in developing a strategy for future growth in Stewarton. The key matters that the strategy will need to address will be:
 - Education provision
 - Health and social care accommodation
 - Roads infrastructure, in particular options for improving The Cross and upgrading of the B778
 Stewarton to Fenwick Road
 - · Water and wastewater infrastructure
 - Capacity for new housing and appropriate locations for any new housing, if it is deemed possible
 - Affordable housing requirements
 - Green space and leisure provision
 - Space for business expansion and economic activity

- It is proposed that the key principles or framework for the strategy will be included within LDP2. This will mean setting out what is needed in Stewarton, in terms of services, facilities and infrastructure, to meet the long term needs of the town. This could involve the Plan identifying the extent and location of any future education and health and social care provision required in the Proposed LDP2. However, it is recognised that it could take some time beyond the preparation of the proposed plan to reach or identify a solution to all of the issues. The detail of the strategy will therefore be included in supplementary guidance, which will follow the adoption of the Plan.
- The proposal to prepare a development strategy for Stewarton recognises that any future development in the town would extend beyond just meeting private market housing demands but would also need to meet local needs for affordable housing, the potential need for a new health and wellbeing facility to allow for primary health and social care services to be provided successfully, to allow for future economic stability and growth and lastly to allow for any future changes in the delivery of education services. Further development on the strategy and what detail will be included in supplementary guidance will be progressed as part of the preparation of LDP2 and the proposed working group.

Preferred Option

- The Council will work with key agencies, stakeholders and relevant Council services and partners' to identify a sustainable approach to future development in Stewarton. It will do this by preparing a comprehensive, long term development strategy for the town. The views of the local community and local elected members will be taken into account when preparing the strategy. The first priority of the strategy will be to ensure that services and facilities are enhanced to meet the needs of the existing community as identified in the current LDP (2017). Over the medium to longer term it will ensure that any new development opportunity sites that may be identified can be suitably accommodated within the local environment and by the town's services, facilities and infrastructure. The key matters that the strategy will need to address will be:
 - Education provision
 - Health and social care accommodation
 - Roads infrastructure
 - Water and wastewater infrastructure
 - Landscape and environmental impact
 - Affordable housing requirements
 - Green space and leisure provision
 - Space for business expansion and economic activity
- 3.43 It is important to note that this preferred option does not commit to allowing for a specific amount of growth but commits to a process which will assess whether new development can happen, whether it can be provided in a controlled manner and whether it can be suitably integrated with existing services and facilities or can be provided with sufficient new services and facilities.
- 3.44 It is anticipated that a strategic development framework for Stewarton will be ready for inclusion in LDP2 and that the first 'services and facilities' phase and any subsequent development phase (to tie in with the lifespan of LDP2) will also be provided but that the more detailed aspects of the medium to longer term strategy will follow as Supplementary Guidance. This supplementary guidance will be published during the lifetime of LDP2.
- 3.45 For clarity new housing opportunity sites will only be identified in Stewarton within the Proposed Plan if the work detailed above can demonstrate conclusively that the infrastructure and services needed to support the development (as well as the necessary proportionate developer contributions) can be upgraded or provided as necessary.

Alternative Option

- 3.46 A development strategy for Stewarton will not be developed.
- 3.47 No new housing opportunity sites in Stewarton will be identified. No proposals for housing development in Stewarton will be supported within the plan period unless capacity issues can be resolved in relation to local services, facilities and infrastructure. Should such capacity issues be resolved, brownfield sites should be developed in preference to any greenfield sites.

Issue 7: Stewarton - Approach to Sustainable Growth

Do you agree with the preferred option? If not, why? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?

Industrial and Business Land in Stewarton

- There are two sites located within close proximity to the town centre which are currently safeguarded for industrial and business development (LDP site reference 192B and 193B see Map 4).
 - Map 4: Existing Industrial and Business Development Opportunity Sites Stewarton
- 3.49 However, the take up of these sites for such uses has been slow, or other land uses, such as retail has begun to encroach these sites. There is therefore a need to identify whether other areas of land should be safeguarded for industrial and business development in Stewarton or whether the existing sites are the most suitable locations for these uses.

Preferred option

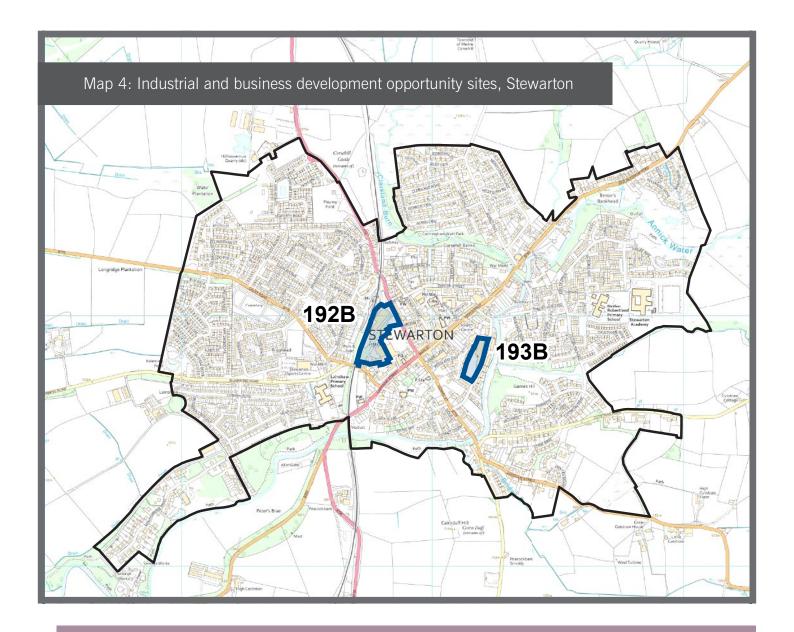
- 3.50 Review demand and supply for industrial and business land in Stewarton and potentially identify new sites, preferably in sustainable locations, for industrial and business development. The identification of new sites is dependent on issues being resolved in relation to infrastructure, services and facilities. In particular any road traffic concerns would require to be resolved.
- One potential area to further investigate is land to the north of Stewarton which could be utilised for industrial and business purposes and which was submitted to the Council at the 'Call for Priorities, Issues and Proposals' consultation for inclusion in LDP2.

Alternative option

Retain existing approach to industrial and business development and continue to safeguard the existing LDP opportunity sites.

Issue 8: Industry and Business in Stewarton

Do you agree with the preferred option? If not, why? If not, do you prefer the alternative option or is there another alternative approach you think would be appropriate?



Simplified Planning Zones

- Local Authorities in Scotland are permitted under Sections 49 and 50 and Schedule 5 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act) as amended by the Planning Etc. (Scotland) Act 2006 and the Town and Country Planning (Simplified Planning Zones) (Scotland) Regulations 1995 (the Regulations) to create and alter Simplified Planning Zone (SPZ) schemes. The purpose of an SPZ is to create an area within which the planning process is simplified by specifying a detailed and time limited scheme of development before applications are made. Authorisation to commence development would be subject to any conditions, limitation and exceptions specified in the scheme. Building standards and other regulatory requirements will remain in force as is currently the case.
- The Area subject to a SPZ should be provided with a map, statement and any other supporting information as necessary. The scheme must specify the development for which the scheme grants authorisation and the timespan of the scheme, which must be no less than ten years after it comes into effect. Simplified Planning Zones may not be applied to areas of land covered by Conservation Areas, European environmental regulations, marine protected areas, National Scenic Areas, Ramsar sites, SSSIs or sites included in the World Heritage List. They may not include listed buildings or their curtilages.

- The most crucial decision on the part of the planning service would be to identify those areas that are considered most appropriate to establish such schemes. Areas selected would be places where it is desired that either significant expansion or redevelopment should take place. A number of areas of this type are being considered by the planning service, for example Kilmarnock South Central, the Bellfield area and Kilmarnock North. Development has been restrained in some of these areas in recent years, however, it is hoped that a simpler regulatory regime would allow change to more quickly take place and act as an incentive to investors. Each of these areas is very different in character and some include historic neighbourhoods and listed buildings. Any masterplans would therefore have to be very carefully designed in order to achieve the highest quality in planning and meet regulatory requirements.
- An innovative approach being considered is the application of SPZs to town centres and areas within 400m (walking distance) of their cores (as defined in the Town Centres section) in order to allow for quicker changes of use and higher design standards. Further detail on this approach will become available as the strategy is developed.



Preferred option

- 3.57 Simplified Planning Zones are researched and adopted by the Council in suitable locations, are identified in the Spatial Strategy and are used to accelerate the scale of development in certain priority areas of East Ayrshire. Suggested locations include:
 - South Central Kilmarnock
 - Stoneygate Newmilns (Brown Street area)
 - Kilmarnock North (north of Southcraigs)
 - Bellfield (east of the Bellfield Interchange)
 - Caponacre Industrial Estate, Cumnock
 - Caprington, Kilmarnock (site 320H)
 - Doon Valley area (Patna and Dalmellington)
 - A yet to be determined selection of town centres

Alternative option

3.58

The Council does not adopt Simplified Planning Zones and continues to assess development using existing mechanisms.

Issue 9: Simplified Planning Zones

Do you agree that the Council should use Simplified Planning Zones, where it would be appropriate to enable development at key locations in East Ayrshire?

Do you agree with the locations suggested or are there other areas that should be made Simplified Planning Zones?

Approach to Placemaking

Approach to Placemaking

- 4.1 At the core of the current LDP is placemaking and it is proposed to maintain and elevate this further within LDP2.
- 4.2 At present, the LDP contributes effectively towards placemaking by:
 - Ensuring that all development meets the overarching LDP policy OP1, the placemaking principles of SPP and relevant design guidance;
 - Requiring master plans/design statements for certain developments as per policy OP1; and
 - Preparing placemaking maps which illustrate projects and interventions that would effectively
 contribute towards making all East Ayrshire settlements more successful and sustainable places.
 The maps prepared and approved as supplementary guidance so far take into consideration
 community led action plans (if prepared) and have been the subject of considerable community
 consultation and buy in.
- 4.3 The Planning (Scotland) Act 2019 has introduced a statutory requirement for community bodies to have the opportunity to prepare Local Place Plans, which should set out proposals for the development or use of land. Whilst the EALDP2 is being taken forward under the existing provisions of the 1997 and 2006 Acts, communities nevertheless will be welcome to prepare Local Place Plans, which will, where possible and appropriate, be taken into account in the preparation of the Plan.



Preferred Option

- 4.4 To continue with, but expand the existing LDP approach to delivering placemaking. This will be done in three key ways:
 - 1. An overarching policy with placemaking as its central theme, will ensure the contribution to good placemaking is considered in all development proposals.
 - 2. LDP2 will take a more proactive approach to setting out placemaking requirements on a site by site basis. Development briefs will be prepared for certain development opportunity sites, which have the greatest potential to contribute to achieving better places. These will set out the key design and placemaking principles that a development proposal must respond to.
 - 3. The Placemaking plans associated with the LDP (2017) will be carried forward into LDP2 if they remain relevant, fit for purpose and continue to have the support of the local community.
 - 4. The LDP2 approach will take into consideration any local place plans prepared by communities in East Ayrshire. Where these can demonstrate clear community support and are in accord with the overall vision and spatial strategy of the Plan, the Local Place Plans will be considered for inclusion within the Plan.

Alternative Option

4.5 Given the aspiration for a more proactive approach to setting out placemaking requirements and to progress Local Place plans, no alternative option has been identified.

Issue 10: Placemaking

Do you agree with the proposed approach to Placemaking? If not, what would you suggest?



Enabling Housing

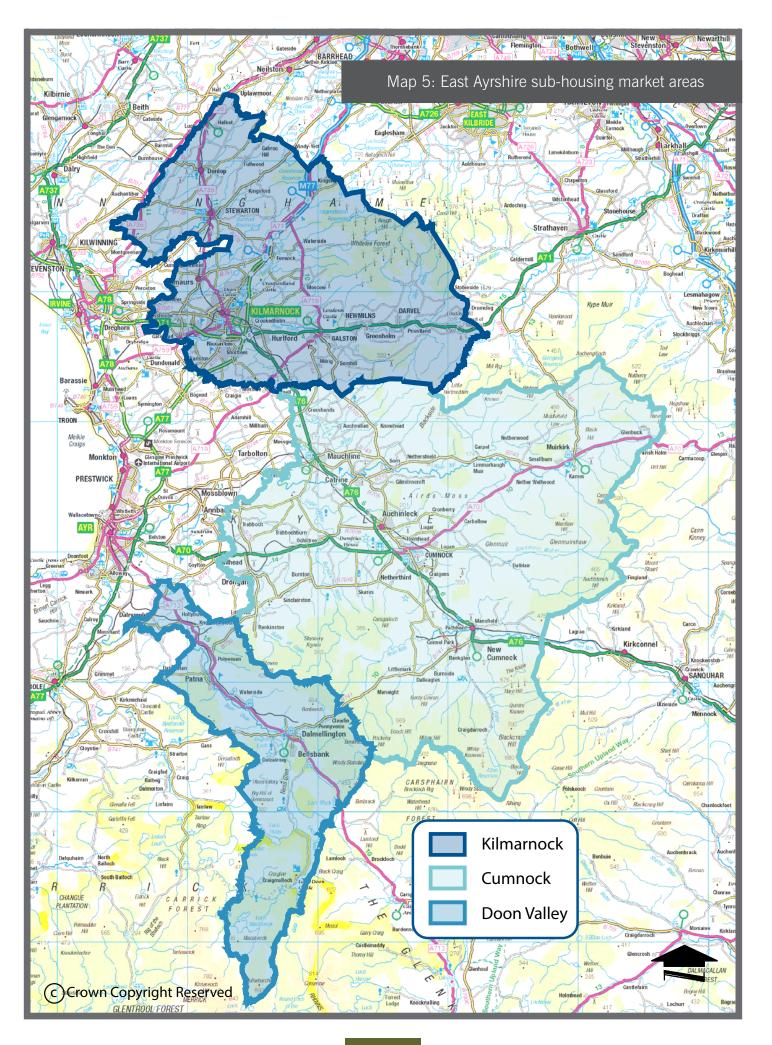
- 5.1 Current Scottish Planning Policy requires local development plans out-with city regions, to:
 - set out the housing supply target (separated into affordable and market sector) and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption
 - allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement in full; and
 - provide a minimum of 5 years effective land supply at all times. Beyond year 10 and up to year 20, the local development plan should provide an indication of the possible scale and location of the housing land requirement.



- As stated previously, the Scottish Government is preparing National Planning Framework 4 which will incorporate Scottish Planning Policy and provide further guidance on the implementation of the Planning (Scotland) Act 2019. This could have implications for how local development plans determine a housing supply target and housing land requirement for affordable and market (private) housing. As stated in paragraph 1.5 of the MIR, there are elements of the new planning act which Local Development Plan 2 will be required to adhere to. The new act removes the right of the Council to calculate how many houses and how much land should be identified for development in its area. Those figures will be calculated by the Scottish Government in consultation with Councils and others, including private housing developers and incorporated with the NPF for each Council area. At the time of publishing this MIR, East Ayrshire Council has provided comment on how this will be done with emphasis being on the need for a housing need and demand assessment (HNDA) that reflects local needs and market conditions and that continues to allow Local Authorities a level of flexibility to take account of any shortcomings within the HNDA process.
- At this point in time, it would be prudent for the Council to await the outcome of the preparation of NPF4 and review of SPP to inform its settled view on housing matters at the Proposed Plan stage. In the meantime however, the Council needs to address the findings of the Housing Need and Demand Assessment which was approved as robust and credible in April 2018 and develop a revised housing supply target and housing land requirement. This will not only inform the next Local Development Plan, in terms of determining a housing supply target, but also the East Ayrshire Local Housing Strategy 2019-2024.

East Ayrshire Housing Needs and Demand Assessment

- The Council's Housing Needs and Demand Assessment (HNDA) splits the East Ayrshire housing market area (see Map 5) into three sub-housing market areas:
 - 1. Kilmarnock and Loudoun
 - 2. Cumnock
 - 3. Doon Valley



The HNDA sets out the shortfalls arising for both affordable and market housing and identifies any key issues that should be addressed. The East Ayrshire LDP is required to determine a target for meeting these housing shortfalls and identify housing land to meet these needs and demands for the next 13 years (3 years to adoption plus 10 year allocation).

5.6 What are the issues?

- There continues to be a need for more affordable housing across East Ayrshire, however this need is more predominant in the Kilmarnock and Loudoun area.
- How many affordable and private market houses do we need to build to achieve population growth or a more balanced population profile in East Ayrshire?
- Are the existing housing sites in the right place?
- LDP1 identified a number of future growth areas for housing, are these in the right places?
- Where should longer term housing growth take place in 10-20 years from now?
- Should we review our policy framework in relation to the Rural Protection Area and Rural Diversification Area?

Affordable Housing Policy

- 5.7 The 2017 LDP sets out a policy which requires the provision of affordable housing. Policy RES3 requires affordable housing provision:
 - on those sites specifically identified and reserved for such purposes on the LDP maps;
 - on all sites of 30 or more houses proposed in the Kilmarnock and Loudoun sub housing market area. Within such developments, 25% of the total amount of houses will require to be affordable in nature; and
 - on all sites of 30 or more houses proposed in the Doon Valley sub housing market area. Within such developments, 15% of the total amount of houses will require to be affordable in nature.
- 5.8 Policy RES3 does not apply to the Cumnock sub-housing market area as there was significantly less shortfalls arising for affordable housing need as identified in the 2012 Housing Need and Demand Assessment.
- 5.9 In terms of shortfalls arising in affordable housing need, the HNDA (2018) indicates that there is proportionately more need for affordable housing required in the Kilmarnock and Loudoun subhousing market area than in the Cumnock and Doon Valley areas.
- The HNDA highlights that the shortfall of affordable housing arising over the 13 year period ranges from 459 to 880 units (based on the HNDA Principal, Low and High Flatter Growth Scenarios). Approximately 68% of the need arises in Kilmarnock and Loudoun, 28% in Cumnock, and 7% in the Doon Valley. This time around there is less need arising in the Doon Valley compared to the level of need required in Kilmarnock and Loudoun and Cumnock sub-housing market areas.
- In terms of performance, policy RES 3 has proved to be effective, in terms of providing new affordable housing in the Kilmarnock and Loudoun sub-housing market area and its implementation is evident in both affordable and market housing proposals coming forward since the adoption of LDP1 in 2017. However, it has not been as effective in the Doon Valley sub-HMA. This is largely due to the lack of development activity in the south of East Ayrshire in recent years, in particular the absence of large scale development.
- 5.12 These findings justify the need to review the policy approach to providing affordable housing in East Ayrshire.

5.13 Retain policy RES3, but remove the requirement for 15% of the overall total number of houses (30 or more) to be affordable in nature in the Doon Valley sub-housing market area.

This option recognises that there is still a need for an affordable housing policy but that, based on evidence as set out in the HNDA, and as detailed in paragraphs 5.9 to 5.11 above, there is no longer a justification for requiring a provision of affordable housing on all sites of 30 or more houses in the Doon Valley. It does not, however introduce a requirement on all sites of 30 or more houses in the Cumnock area.

Alternative Option 1

- Retain policy RES3, but remove the requirement for 15% of the overall total number of houses (30 or more) to be affordable in nature in the Doon Valley sub-housing market area. Instead, incorporate a requirement (percentage to be determined) for a proportion of the overall total number of houses in a development of 30 or more houses to be affordable in nature in the Cumnock sub-housing market area.
- Whilst this approach would assist in meeting identified shortfalls in the Cumnock area, it might be too onerous given the reduced development activity in the area in recent years.

Issue 11: Affordable Housing

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?

What level of housing growth should be identified in the LDP?

- Population projections estimated by National Records for Scotland (NRS) in 2016 suggest that the population of East Ayrshire will remain roughly stable up to 2026. However, post 2026 the population is expected to fall to 118,802 by 2040. The LDP2 vision and aims will seek to reduce or even reverse this projection. The HNDA sets out considerably low estimates for both market and affordable housing in the future which is unlikely to support the proposed LDP2 vision and aims. It identifies the market (private) housing requirement ranging from a total of 636 units (low flatter growth) to 1271 units (high flatter growth) over a 13 year period. For affordable housing, the need arising ranges from 459 to 880 units (based on the HNDA Principal, Low and High (Flatter) Growth Scenarios.
- The HNDA provides, in part, baseline evidence for the Local Development Plan, including this Main Issues Report. Other factors can influence the Council's policy view on the number of houses that should be delivered during a local development plan period. These factors include: economic factors which might impact on supply and demand of housing; recent development levels; and planned demolitions. In terms of economic factors, the Ayrshire Growth Deal is expected to create employment opportunities and will have a wider positive economic impact within East Ayrshire. There is real scope for further economic investment in the area as a result of the implementation of the Ayrshire Growth Deal projects. The Scottish Government are also committed to supporting continued growth in affordable housing delivery with the national target for such housing increased from 30,000 to

50,000. Although the housing market is, to some extent still affected by the global financial crisis of 2007/2008 and completions have yet to reach the levels experienced prior to this point in time, the number of houses, being built is increasing. This includes affordable as well as market housing. The impact of the Coronavirus remains to be seen.

The 2019 housing land audit also indicates that there has been a steady increase in build rate over the last five years and that completions are expected to continue at similar rates over the next 10 years. The audit has been undertaken in consultation with house builders, Homes for Scotland and Council officers. It will however be reviewed following the Covid 19 pandemic.





Preferred Option - Planning for High Growth 5.19 To plan for a higher growth scenario which takes into consideration the baseline evidence set out in the HNDA but also assumes a small growth in population as part of the LDP vision and aims, and projections identified by the 2019 housing land audit for East Ayrshire. It is likely that a generosity allowance of 10-20% will be added to housing land requirements. 5.20 The market housing requirement will be based on the HNDA baseline evidence of 1271 market housing units over a 13 year period (3 years to adoption of LDP2 plus 10 year allocation) but will be adjusted accordingly to take into consideration the other factors which influence the housing supply target and a 10-20% generosity allowance. 5.21 The affordable housing requirement will be based on the HNDA baseline evidence of 880 units over a 13 year period but will be adjusted accordingly to take into consideration the others factors which influence the housing supply target. Alternative Option 1 - Planning for Principal Growth 5.22 To plan for a principal growth scenario which uses the HNDA 'baseline scenario' for principal housing projection and no real growth of 945 market housing units. For affordable housing the requirement would be for 645 units over a 13 year period. 5.23 This option does not allow for population growth and would not assist in achieving the proposed LDP2 vision and aims. 5.24 To plan for a low growth scenario which uses the HNDA low migration scenario would result in a market housing requirement of 636 units and 459 affordable housing units. 5.25 This option does not provide for any population growth and, as with alternative option 1 does not assist in achieving the proposed LDP2 vision and aims.

Issue 12: Levels of Housing Growth

Do you agree with the Council's preferred option for planning for housing growth? If not, do you prefer alternative option 1 or 2? Do you have any other suggestions?

Existing Housing Land Supply

- The current LDP identifies a number of housing development opportunity sites. A large number of these sites have been developed since the adoption of the first LDP in 2017. Some of these sites have planning consent and assumptions have been made about how many of these sites are likely to come forward for development.
- However, there are a number of sites that have not been taken forward by developers and there are no recent planning applications or commitment to development associated with these sites. These sites are listed in Table 1

LDP1 Site Reference	Location	
242H	Dalsalloch Wood, Auchinleck	
243H	Sorn Road, Auchinleck	
245H	Burnside, Burnside	
011H	John Street, Catrine	
247H	Shawwood Farm, Catrine	
255H	Riverside Gardens, Catrine	
269H	Ryderson Avenue, Cumnock	
289H	Watson Terrace, Drongan	
292H	Littlemill Road C, Drongan	
273H*	Mill O'Shield Road, Drongan	
335H	Station Road, Mauchline	
044H	Wellwood Road, Muirkirk	
338H	Smallburn Road, Muirkirk	
365H	Mansfield Road, New Cumnock	
429H	Dalhanna Drive, New Cumnock	
341H	Littlemill Place, Rankinston	
353H	Kerse Terrace, Rankinston	
057H	Catrine Road, Sorn	
076H	Ayr Road, Dalmellington	
224H	Sawmill, Dalmellington	
276H	Sillyhole, Dalmellington	
272H	Carsphairn Road, Dalmellington	
278H	Burnton Road South, Dalrymple	

LDP1 Site Reference	Location	
351H	Carskeoch Caravan Site, Patna	
432H	Main Street, Patna	
361H	Main Road, Crookedholm	
257H	Irvine Road, Crookedholm	
258H	Kilmaurs Road, Crosshouse	
280H	Hillview Road, Darvel	
281H	Jamieson Road, Darvel	
404H	Stewarton Road, Dunlop	
441H	Stewarton Road North, Fenwick	
106H	Titchfield Street, Galston	
107H	Belvedere View, Galston	
407H	Garden Street, Galston	
114H	Leven Drive, Hurlford	
430H	Loudoun Road, Newmilns	
439H	Wylie Place, Stewarton	
442H	Fenwick Road, Waterside (by Fenwick)	
145H	Moorfield (ii), Kilmarnock	
313H	Arran Avenue, Kilmarnock	
317H	Treesbank, Kilmarnock	
320H	Caprington Golf Course, Kilmarnock	
418H	Irvine Road, Kilmarnock	
420H	Sutherland Drive, Kilmarnock	

It is the Council's view that a review of these sites should be undertaken, which will inform whether they are rolled forward for inclusion in the next LDP.

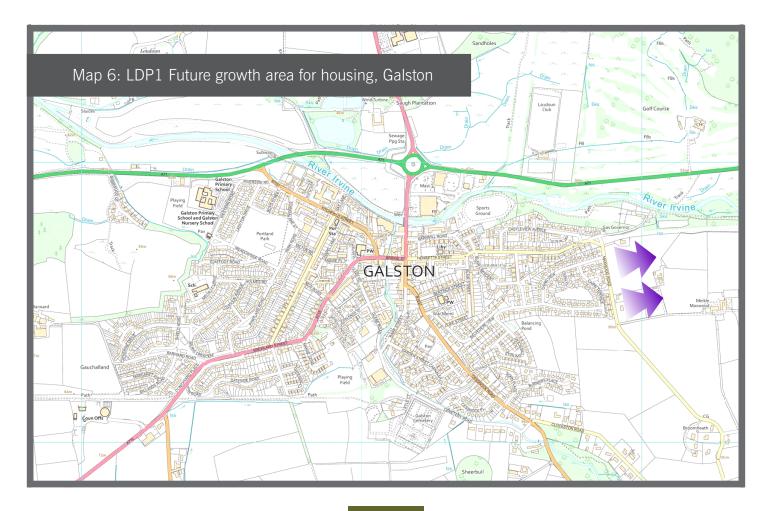
- 5.29 Undertake a review of those sites which do not have consent or where consent has lapsed for some considerable time to make an informed decision on whether they are included in the next LDP.
- Given the need to carry out a review of these housing sites and the arising shortfalls identified by the HNDA no alternative option has been identified.

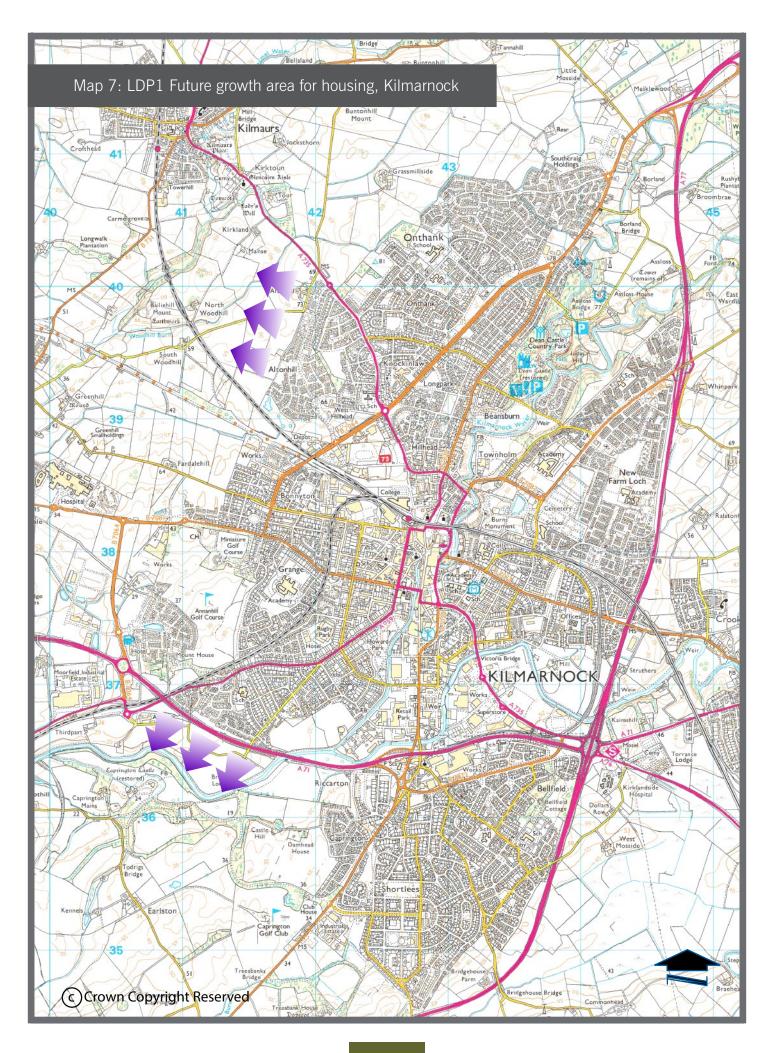
Issue 13: Existing Housing Land Supply

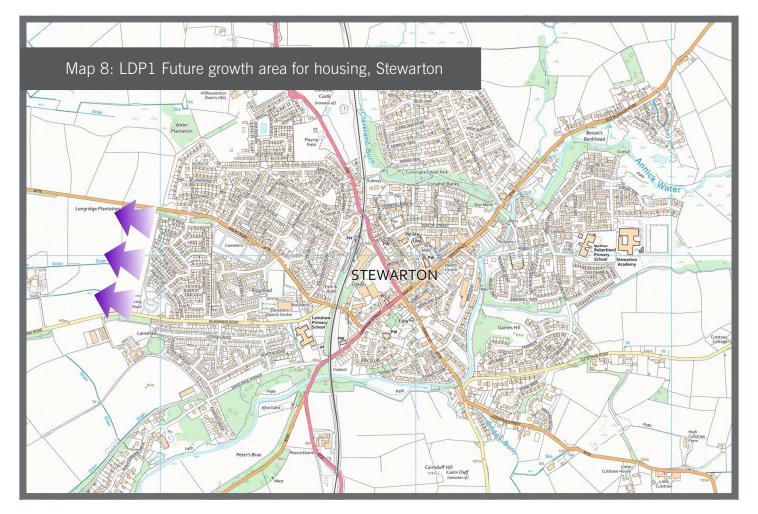
Do you agree with the Council's preferred option? If not, is there an alternative approach that you think would be more appropriate?

LDP1 Future Growth Areas

- 5.31 The following areas are identified in the current LDP as future housing growth areas beyond 2025:
 - FGA1: East of Maxwood Road, Galston (Map 6)
 - FGA2: West of Altonhill, Kilmarnock (Map 7)
 - FGA3: South of A71 near to Moorfield Roundabout, Kilmarnock (Map 7)
 - FGA4: Land between Dalry Road and Kilwinning Road, West of Stewarton (Map 8)







- It should be noted that no future growth area for Cumnock and Doon Valley was identified in LDP1 due to planning permission being consented for approximately 750 residential units at Auchinleck road, Cumnock at the time of the preparation of LDP1.
- 5.33 It should also be noted that a review of FGA4 will take into consideration the preferred option for future development in Stewarton (See MIR Chapter 3) and the issues relating to the local infrastructure, services and facilities.

5.34 Undertake a review of LDP1 future growth areas to assess their suitability for inclusion in LDP2 as development opportunity sites. Given that the future growth areas were first identified as such in the LDP1 Proposed Plan in 2015, it would be prudent to assess their suitability, particularly in relation to constraints such as flood risk. No alternative option has therefore been identified.

Issue 14: LDP1 Future Growth Areas

Are these areas still feasible options for future growth and for inclusion in LDP2 as allocated sites for housing development?

If not, what alternatives, except those sites submitted to the Council for consideration under Chapter 10, would you suggest?

Rural Protection Area and Rural Diversification Area

The adopted EALDP (2017) sets out a policy framework for residential development within the rural area, most notably Policy RES 4 (Housing in the Rural Protection Area) and Policy RES 5 (Housing in the Rural Diversification Area) as well as Policies RES 6, RES 7 and RES 8. It is important to retain and maintain housing demand in East Ayrshire. This can be achieved by ensuring that the policies within the next East Ayrshire Local Development Plan (LDP2) are robust enough to ensure that development is acceptable and found within appropriate locations.

Rural Protection Area

- The designation of the Rural Protection Area (RPA) illustrates a recognition of the pressure for both residential and non-residential development in these areas and attempts to restrict development to an acceptable level, preventing rural areas from becoming suburbanised by new housing development. Policy RES 4 outlines how the Council will be supportive of single or small scale residential developments within the RPA only where it can be demonstrated that the development is required on a permanent basis for an agricultural worker employed by the farm, a replacement house, a worker employed by forestry and developments which involve the restoration, reuse and repair of listed building for residential use.
- Policy RES 4 only applies to development within the RPA which is located in the North of the authority boundary and excludes settlements themselves. The RPA is located along commuter belts which extend along the A77 (which bypasses Kilmarnock), A735 (which routes through Kilmaurs, Stewarton, Dunlop and Lugton) and A76 (which bypasses Hurlford and extends down into Mauchline and beyond). These are considered to be desirable areas out-with settlement boundaries which are susceptible to development pressures as a result of short travel times to and from key commuter roads, in close proximity to both larger and smaller towns.
- In terms of performance, policy RES 4 has proved to be effective in restricting residential development to replacement dwellings as well as conversions/change of use of existing buildings, in accordance with the policy criterion. However, a high demand for residential development remains in this area. Should the development demand continue at the current rate for the next 10 years, without appropriate management, the RPA would see a significant alteration in its appearance and character.



Rural Diversification Area

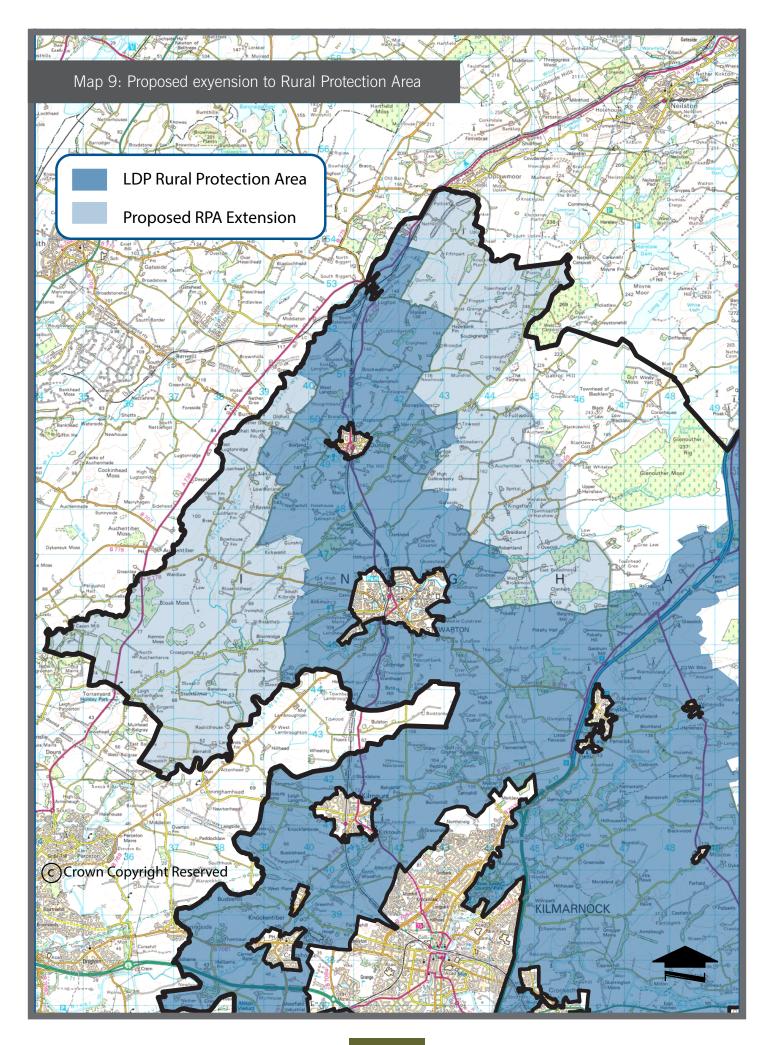
- The designation of a Rural Diversification Area (RDA) encourages residential development that supports rural enterprise, that complements existing patterns of rural development and that reuses brownfield sites. The RDA aims to broaden the economic activity of the rural area and provide opportunity to create a more balanced and stable economy. The RDA covers the majority of East Ayrshire's rural area; the area to the west of Stewarton and Dunlop; east of Stewarton, Dunlop and Lugton; south of the RPA.
- In terms of implementation of the policy, policy RES 5 of the adopted EALDP (2017) has not supported any clear pattern of new innovative enterprises with a very limited number of applications for residential development incorporating a supporting-use (only 15%). However, a high demand for single residential dwellings and residential developments of two or more dwellings still remains in the RDA (particularly in the East of the authority) with a moderate approval rate of 53%. It is considered that this demand would be even greater if the RDA and policy RES 4 approval criteria were not in place. Should the development demand continue at the current rate for the next 10 years, the Rural Diversification Area will see a significant alteration in its appearance and character, becoming increasingly suburbanised.

What are the issues?

- In recent years, there has been an increasing demand for people wishing to live within accessible areas of rural East Ayrshire within a commutable distance of settlements or the commuter belt itself. The northern part of East Ayrshire is under a significant residential development pressure, within both the RPA and RDA. It is also noted that within the Rural Diversification Area, similar residential development pressure that is experienced in the north-east of the authority, is also experienced out-with the settlement boundaries of Hollybush and Skeldon Mills. At the same time, within the last 9 years there has been a limited demand for residential dwellings or developments in the Rural Diversification Area to the west of Stewarton and Dunlop. Should this development pressure continue, both in the RPA (in the north) and RDA, then the character of rural East Ayrshire will be greatly changed, with pockets of residential clusters continuing to increase in number and scale, leading to an increased sense of suburbanisation within the rural landscape and diminishing the character of the rural area.
- As such, it is necessary for the Council to update policies which relate to housing development within the countryside of East Ayrshire, to find an appropriate balance that supports appropriate residential development in the countryside. These findings justify the need to review the policy approach to residential development in the rural areas of East Ayrshire.

Preferred Option

- Policies RES 4 and RES 5 of the LDP should be retained but reviewed, with the criteria contained in the policies reassessed to ensure they remain robust and fit for purpose. The preferred option includes the extension of the Rural Protection Area, as well as the identification and allocation of residential clusters which will involve the allocation of residential development opportunities within the cluster boundaries, where appropriate.
- The RPA will be extended to the west and following the local authority boundary. As such, this will incorporate the following sites: Caven Mill, Laigh Auchenharvie, Girgent Farm, Faurliecrevoch, Chapeltoun Mains, Loanhead steading, South Brae, East Bloakhillhead, Kennox, Bankend and Rashillhouse; and the following sites to the East: Craignaught Farm, Townend of Fullwood, Auchentiber, West Whitelee, Hairshaw, Low Clunch and Townend of Gree. This list is not exhaustive.
- 5.45 Map 9 below which illustrates where the RPA will be extended to. The policy criteria set out in RES4 and RES5 will be fully reviewed to ensure they provide an appropriate approach to residential development in the countryside.



Alternative Option 1

5.46 Policies RES 4 and RES 5 of the current LDP are maintained with no change to the policy criterion. Should this development pressure continue, both in the RPA (in the north) and RDA, then the character of rural East Ayrshire will be greatly changed, with pockets of residential clusters continuing to increase in number and scale, leading to an increased sense of suburbanisation of the rural landscape which is not desired by the Council.

Alternative Option 2

- 5.47 The Rural Protection Area will be expanded to the east and west, incorporating areas which are in high demand for dwellings as a means of ensuring that development in these areas is closely managed to prevent inappropriate and unplanned development in the rural area.
- 5.48 Whilst this approach would assist in providing a more robust criteria of assessment in this area, it might not be an effective mechanism on its own.

Alternative Option 3

- Residential clusters will be identified and spatially defined. As such, these will identify, and where appropriate, allocate residential development opportunities within the boundary of the cluster, with set development criteria outlining suitability for the character and setting of the cluster.
- Although this is a proactive approach which would enable, encourage and restrict rural residential development to appropriate locations, this approach alone is not considered to be sufficient to tackle the existing residential pressure experiences. The identification and allocation of residential development opportunities within clusters would restrict development to appropriate locations which are identified. However, this approach, does not recognise the requirement for two separate approaches in the north and the south. This approach, does not consider the benefits of the Rural Protection Area and Rural Diversification Area, particularly in the north of the authority, as they direct development to appropriate locations. It is considered that the extension of the Rural Protection Area is also required.

Issue 15: Rural Protection Area and Rural Diversification Area

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Successful Town Centres

Town Centres

- Town centres are key areas of socio-economic activity and it is crucial that they are successful, accessible and vibrant places. SPP prioritises support for town centres and embeds within it the Town Centre First principle which directs all significant footfall-generating uses including retail, leisure, commercial, offices, community and cultural services towards town centres. Exciting, attractive and well occupied town centres are likely to encourage greater spend, investment and visit times than town centres that are seen as being more dilapidated and run-down. It is therefore critical that LDP2 supports its town centres in such a way as to ensure they compare favourably with other centres and destinations in the region.
- 6.2 EALDP1 policies TC1, TC4, TC5 and TC6 provide support for uses that will improve the vitality and viability of town centres, promote town centre living, support efforts at improving town centre environments and direct eateries, pubs, clubs and takeaways towards town centres.
- Five key town centres in East Ayrshire are designated in the EALDP1 Settlement Hierarchy. These are Kilmarnock (Prime), Cumnock (Strategic) and Dalmellington, Galston and Stewarton (Service Centre). There are seven Local Town Centres: Auchinleck, Darvel, Catrine, Mauchline, Muirkirk, New Cumnock and Newmilns. LDP Policy TC2 requires developers to undertake a sequential assessment, which gives a presumption in favour of town centre locations for all footfall generating uses. Out of centre locations will be acceptable only as a last resort and if all other options have been exhausted. The policy considers town centres in a holistic sense and, rather than a retail-dominated focus, emphasis is given to supporting a wide mix of uses including residential properties.
- Local Authorities are required by SPP to undertake town centre health checks and to prepare town centre strategies based on the findings of those checks. A health check was undertaken in summer 2019 and builds on the findings of an unpublished check from 2016. Although Cumnock has seen a decrease in the number of vacant units, largely as a consequence of the demolition of the Glaisnock Centre and its reconstruction, Kilmarnock has seen a substantial increase in the number of voids. What is particularly notable is the concentration of vacancy on a relatively small number of streets, including King Street, Titchfield Street, Nelson Street and Grange Street. Streets in other towns were also affected by very high levels of unit vacancy. These included Brown Street in Stewarton and High Street in Dalmellington.

What are the issues?

Work to improve the centres of Cumnock and Galston has been successful and preparation of an updated Town Centre Strategy and Action Programme for Kilmarnock is ongoing. The strategy will provide details as to how the vitality and viability of the town centre can be improved and will be developed through an intensive consultation with members of the public and businesses.



- It is the case that demand for retail space in town centres has fallen in the past decades, reflective of the well documented growth in online shopping and changes to traditional shopping patterns. As a result, the structure of town centres needs to change and adapt to become more dense and compact where uses are not broken up by vacant, under-used spaces. Increasing rates of ground floor unit vacancy present the Council with an opportunity to concentrate the retailing area of each town centre through a more managed approach which involves identifying core and peripheral town centre zones. This form of zoning represents an appropriate mechanism through which to encourage the incremental change of use of some streets at the periphery of town centre areas to become more residential in nature.
- Ground floor units in core areas would be protected from conversion to residential use whilst conversion to residential use of ground floor units in peripheral areas would be actively encouraged. Conversion to residential use of upper floors in both core and peripheral units would be supported as is presently the case. The policy need not be over prescriptive about uses to be supported, the intention instead being to encourage a gradual concentration of non-residential uses in a smaller area.
- The approach taken to identifying core areas should as far as possible not be an arbitrary exercise. It should reflect where the prime footfall generating uses are centred but could also, for example, be based on Conservation Area boundaries, the location of listed buildings or other recognised features of historical interest. Basing the defined areas on key features would ensure that visitors to each town centre leave with a positive impression.
- An alternative approach would be to identify core frontages and ensure that only change of use to or development of Class 1 (Shops), Class 2 (Financial/Professional) and Class 3 (Food and Drink) uses would be supported and to encourage all types of footfall generating use (Classes 1, 2, 3, 7, 10, 11 and Sui Generis) in the remainder of the defined town centre. One drawback of this approach is that the area of frontage would have to be small enough to not be over restrictive and not so large as to cover an unrealistically large area. A robust methodology would have to be in place to determine which frontages could be considered core. Another downside to this approach would be that a specific commitment to redeveloping the area for residential would not be made.
- Both of these policy suggestions will have to be developed with consideration given to the Kilmarnock Town Centre Strategy and Action Plan, particularly in terms of the spatial approach taken and the geographic area of action defined. Engagement with those undertaking the work suggests that a similar 'drawing in' of the town centre area of Kilmarnock is desired.

Adopt an approach that for each town centre, identifies (i) a core area, where only footfall generating uses will be encouraged at ground level and (ii) a peripheral area where footfall generating uses would continue to be encouraged but conversion to residential use of ground floor units would be supported. Further analysis of each individual town centre will be carried out in advance of the proposed plan to confirm whether the core and periphery approach is appropriate for all town centres, particularly those smaller, local town centres.

Alternative Option 1

Redraw town centre boundaries to make them smaller in area to reflect current trends in retailing and, where appropriate, redefine those parts that are left over from tightening the boundary as Housing or Mixed Use allocations.

Alternative Option 2

A core area and peripheral area are identified for Kilmarnock only. All other town centres would retain one town centre boundary, as is the approach in the current LDP. Policy and mapping for all other town centres remain the same as it currently exists and only Kilmarnock has core/peripheral or defined frontage areas.

Issue 16: Town Centres

Do you agree that the Local Development Plan should introduce ways of reducing the extent of retailing areas to allow them to be better occupied and more vibrant and, in doing so, focus on bringing more homes to town centres?

Is the preferred approach the best way of achieving this?



Town Centre Living Boundaries

An ongoing decline in the number of active retail and other non-residential units in town centres has led to an emphasis on encouraging town centre living, both as a means of reusing vacant former retail and commercial properties but also to provide greater footfall in town centre areas. This approach was enshrined in Policy TC4: Town Centre Living in the EALDP (see maps 10 and 11) and special emphasis was given to supporting such a change of use in Kilmarnock and Cumnock.

What are the issues?

- Support for town centre living and residential development close to town centres is important in all town centres in East Ayrshire, to increase vibrancy and support economic activity. Such developments can be strongly supported by the Development Plan without the inclusion of specific town centre living boundaries.
- It is proposed therefore that town centre living boundaries are not included in LDP2 and that town centre policy is rewritten to include support for the reuse of both ground and upper floor units in town centres, provided they are not located on ground level in the core retail 'zones'.

Preferred option

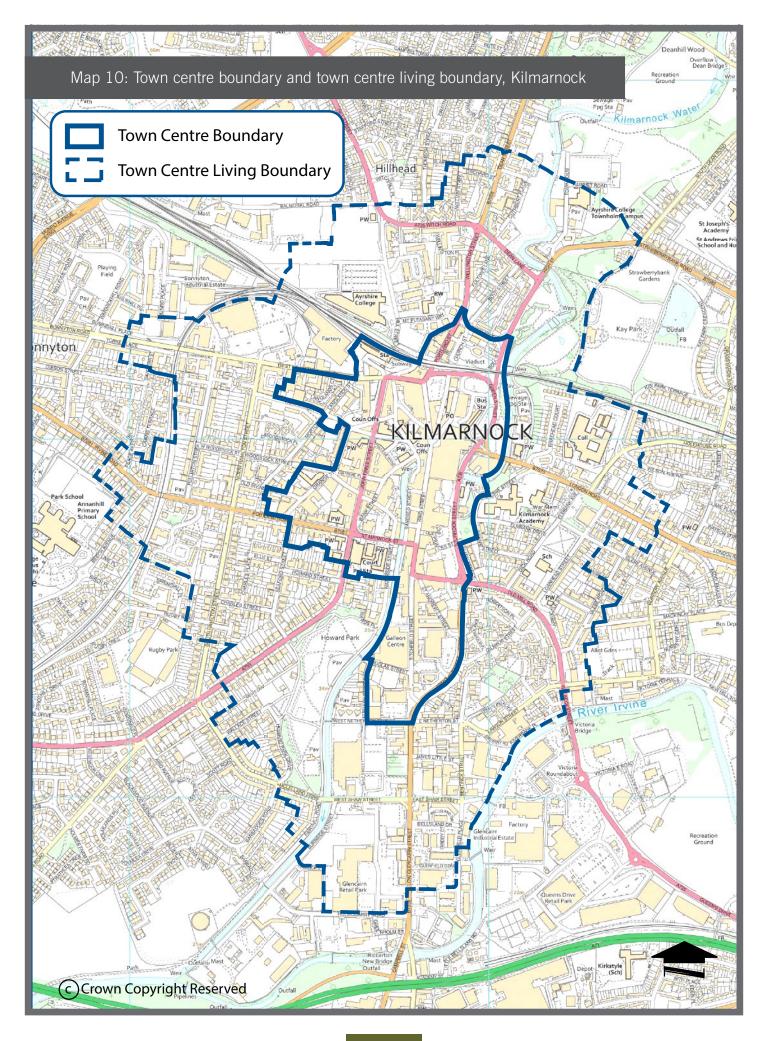
Remove the policy and the associated town centre living boundaries and replace it with one lending support to the conversion of ground floor and upper floor non-residential premises to residential use within designated areas. The plan will also support housing development within the settlement boundary on appropriate redevelopment sites in close proximity to town centres, as part of the Plan's overall sustainable approach to development.

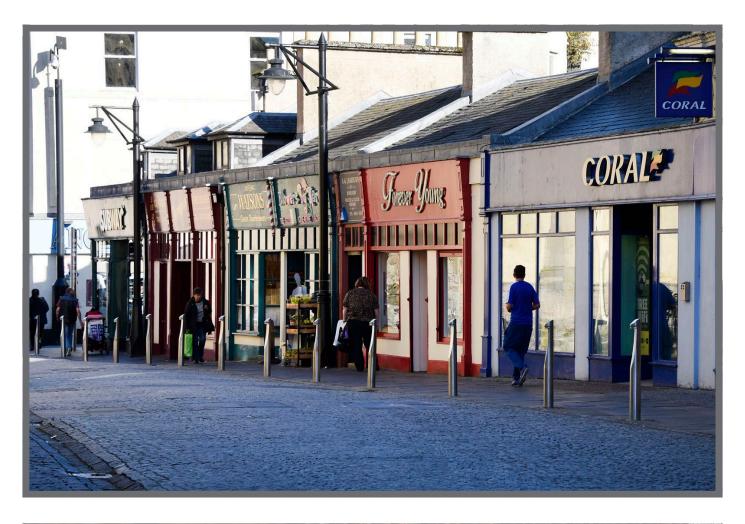
Alternative option

6.18 Retain the policy as it currently exists.

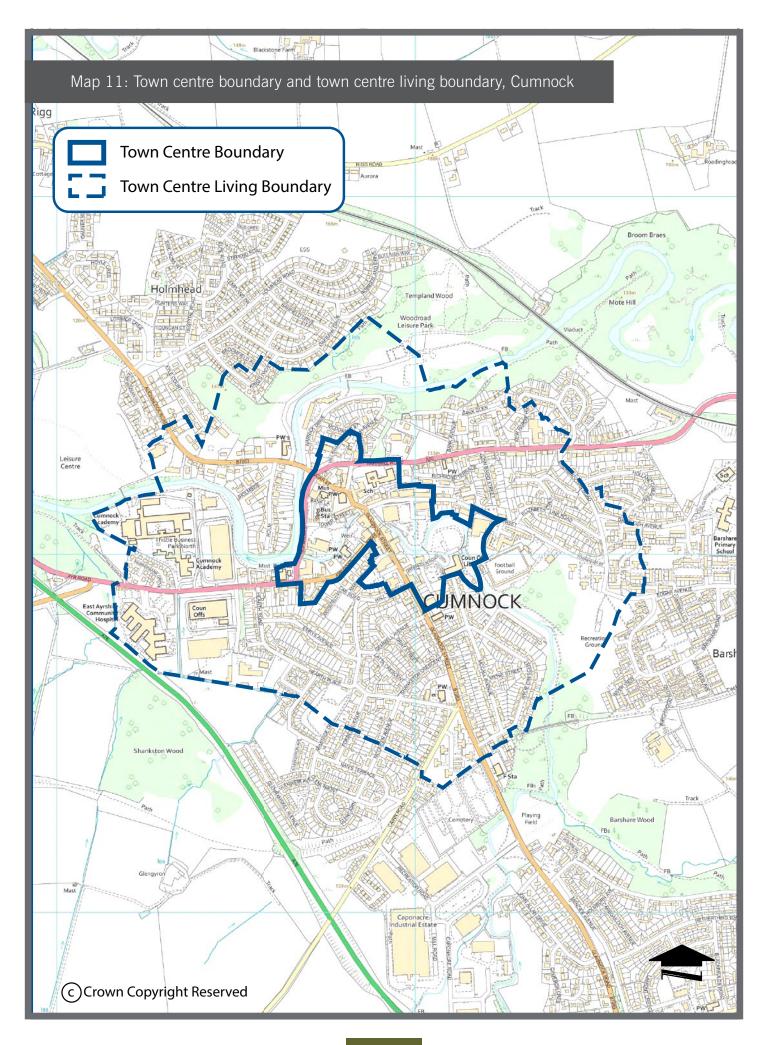
Issue 17: Town Centre Living Boundaries

Do you agree that the Council should modify its approach to town centre living to encourage such uses in all of East Ayrshire's town centres?



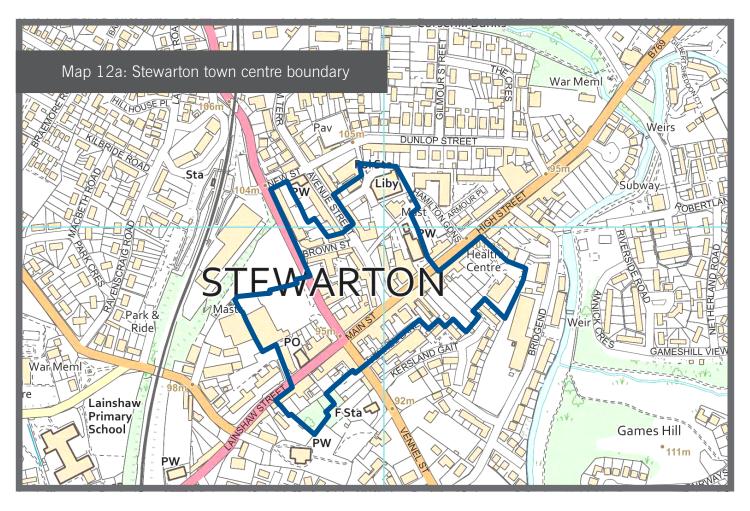


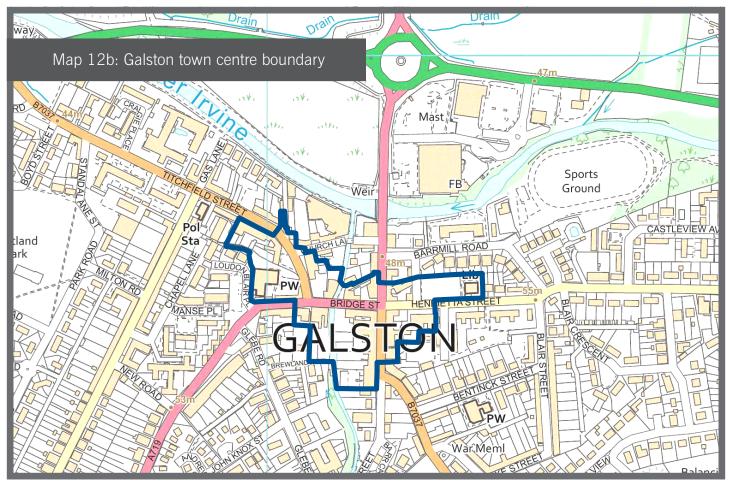


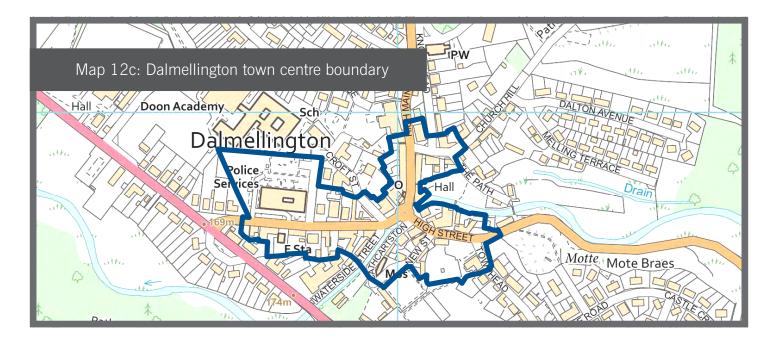












Town Centre Strategies

SPP 2014 requires Local Authorities to undertake Town Centre Health Checks and to use the findings of those checks to prepare a strategy for delivering improvements to town centres. An East Ayrshire Town Centre Health Check was undertaken in summer 2019. There exists therefore a resource that could contribute to a new approach to placemaking in town centres in the next local development plan.

What are the issues?

- In collaboration with the local community, work on a town centre strategy for Kilmarnock is already being undertaken and will be integrated into the proposed plan. There is an opportunity to take the findings of the town centre health check and develop action plans, for the four other key town centres in East Ayrshire: Cumnock, Dalmellington, Galston and Stewarton (see Map 11 and Maps 12 a, b and c).
- The Council has prepared placemaking maps for each of the aforementioned town centres; these will be reviewed as part of LDP2 and on the basis of the information gathered from the 2019 Health Check.

Preferred option

The importance of town centres and the need to improve and support them, should be embedded in the placemaking approach described in issue 10. This work should be supported by the town centre health check information, which forms a valuable evidence base on which to identify priorities and action plans.

Alternative option

The Council continues with the existing LDP approach to delivering a strategy for improving town centres and using Placemaking Maps to define future expenditure.

Issue 18: Town Centre Strategies

Do you agree with the preferred option which seeks to provide a basis for future town centre improvement actions?

Infrastructure

Developer Contributions

- 7.1 Developer contributions are a powerful mechanism in harnessing the benefits of development to provide essential public services. Contributions must be proportionate and reasonable and much consideration should be given when determining rates and required provision.
- East Ayrshire is faced with a substantial imbalance between a high number of completed and projected house completions in the north of the area, principally in the Kilmarnock and Loudoun sub Housing Market Area and a subdued housing market in Cumnock and the Doon Valley. Public services and infrastructure in Stewarton in particular are under great pressure from a high level of demand for new homes in the town as a consequence of its close proximity to the M77 and Glasgow. As such, it is desirable that contributions are based geographically and tied as close as possible to prevailing economic conditions.
- 7.3 It is important that developers should not be deterred from building in East Ayrshire and that a sufficient supply of building land should be maintained in the areas of greatest housing and economic demand identified by the Housing Need and Demand Assessment (HNDA) and other key documents. Whilst the number of house completions has been rising in recent years and is projected to continue to do so, the market in East Ayrshire is less strong than in other neighbouring local authorities and house prices in 2018 were around £60,000 lower than the Scottish average. It is therefore the case that any contributions should not be punitive so as to affect the viability and quality of development.

What are the issues?

- 7.4 Developer Contributions are currently addressed by LDP1 Policy INF 5: Developer Contributions and Developer Contributions Supplementary Guidance. Details in Policy INF 5 are limited and a greater amount of information can be found in the Supplementary Guidance.
- 7.5 The Supplementary Guidance defines the cost of each proposal and the settlement in which the proposal is needed, however, geographical areas within which payments would be required are not spatially defined. The LDP/SG developer contributions framework as it currently exists could therefore be further developed.
- Payments for infrastructure could be made, for example, on a case-by-case basis based on the likely impact of a development on specific types of infrastructure. School payments, which are not currently sought in East Ayrshire, could be made based on school catchment areas. Figures from the Housing Land Audit, agreed in partnership with Homes for Scotland and other organisations could be used to augment the Council's existing School Roll Forecast (SRF). A high number of programmed houses could, for example, necessitate school expenditure. Infrastructure requirements will be set out in the Action Programme.

- 7.7 The NHS is under pressure to deliver services at a time when expenditure is constrained. The Council could gather developer contributions on their behalf and funds then could then be transferred to meet their requirements. Whilst this approach has not universally been adopted by Local Authorities in Scotland, it has been taken by a number of other Councils and East Ayrshire could therefore adopt a similar mechanism.
- 7.8 It has been suggested that the current policy requirement for developers of retail and commercial leisure developments over a certain threshold to make a contribution should be removed as demand for development of this kind remains low and guidance is complicated and open to misinterpretation.
- 7.9 All of the above issues highlight that the current Developer Contributions policy framework requires to be reviewed and updated.

- Any contributions must be related to the provision of services/infrastructure directly associated with any development for which they are to be sought. A careful analysis will be undertaken through examination of the School Roll Forecast (SRF), the Action Programme, Affordable Housing SG and Green Infrastructure SG to determine which services/infrastructure/provision might be required in order for a development not to have an adverse impact on its surroundings.
- 7.11 The means by which contributions may be gathered depends on the impact each proposed development might have. For example, school catchment areas may be used to define areas where a school rates payment may be requested from new housing developments taking place in areas of need; the SRF will be used to determine which schools are under pressure or require investment and a payment obtained accordingly. This may also apply to early years' provision. It is proposed that school catchment areas should be used as a basis for contributions towards local projects.
- 7.12 The Council will also explore the option of obtaining contributions on behalf of the NHS in those areas where pressure is experienced by local health services. Similar to the approach taken to school provision, the geographic area covered by, for example, each health centre and whether new facilities are required, will be used as a means determining contributions. A robust and reasonable approach will, in common with other contributions and after careful analysis, be taken to ensure that any contribution to NHS facilities is justifiable and appropriate.
- 7.13 The proposed approach would involve an assessment being undertaken which will identify capacity constraints and the impact a development is likely to have on local services, facilities and infrastructure. After assessment, the developer/applicant will be provided with a summary of the contributions required together with details of how these have been calculated. The developer would then, should they choose to do so, submit a Viability Assessment to demonstrate any need to depart from those contributions selected and calculated.
- 7.14 It is proposed that the requirement for applicants to make contributions when developing retail or commercial leisure development is removed, i.e. contributions would only be payable for housing developments of four or more residential units.
- 7.15 It is proposed that the following simplified draft framework would be used by developers (as a means of understanding requirements) and planners to assess whether and to what extent a contribution would be required:

A. Is the development located in an area of need?

Service/Infrastructure Type	Geographic Area (within which a site falls)	Requirement threshold (is a contribution required?)	
Primary School	Primary School catchment area	Current capacity breach/breach caused by development	
Secondary School	Secondary School catchment area	Current capacity breach/breach caused by development	
Community facilities	Primary School catchment area	Project identified in Action Programme	
Affordable Housing	Sub-Housing Market Area	Affordable housing required in Sub-HMA (% identified)	
Transport	As geographically appropriate (proximity/impact)	Project identified in Action Programme	
Green Infrastructure	Proximity (or otherwise) to existing space	Site is >150m from identified recreational open space	
	Within site boundary	Calculation of number of houses multiplied by 20m2	
Water/waste	As geographically appropriate (proximity/impact)	Identified project in Action Programme	
NHS (Medical Facilities)	To be determined through engagement with NHS	To be determined through engagement with NHS	

B. How much of a contribution is required?

Service/Infrastructure Type	Service/Infrastructure Requirement	Dwellings	Contribution Rate (per dwelling)
Schools – Primary – Build Costs	New Primary School	100	£0
Schools – Primary – Land Costs	New Primary School		£0
Schools – Secondary – Build Costs	-		£0
Schools – Secondary – Land Costs	-		£0
Community Facilities	Provision of community space		£0
Affordable Housing	25% of houses must be affordable		25 affordable homes
Transport (informed by site specific Transport Assessment¬)	Upgrade of A10000 between A & B		£XXX (as a division between total number of dwellings & cost of delivery)
Green Infrastructure	Amenity Open Space		2000m2 (20m2 x 100 dwellings)
	Recreational Open Space (dependent on proximity to existing space)		3800m2 (38m2 x 100 dwellings)
Water and Waste	-		£0
NHS	New health facility for Settlement B		£0
		TOTAL	£0

^{*}The information contained in this table is for example only.

7.16 The proposed approach would ensure that contributions are fair and appropriate through direct links to the Action Programme, School Roll Forecasts, relevant Supplementary Guidance and NHS needs. It would bring under one framework a diverse range of requirements to simplify the process for applicants and officers. It would allow for flexibility in terms of development viability and would introduce certainty to developers and case officers in terms of the level of contributions that may be required.

Alternative option

7.17 It is considered that the guidance as it currently exists needs to be reviewed. No alternative option is therefore provided.

Issue 19: Developer Contributions

Do you agree that the Council should update the developer contributions framework to maximise the benefits of development and ensure that local services and improvements are delivered where they are needed?

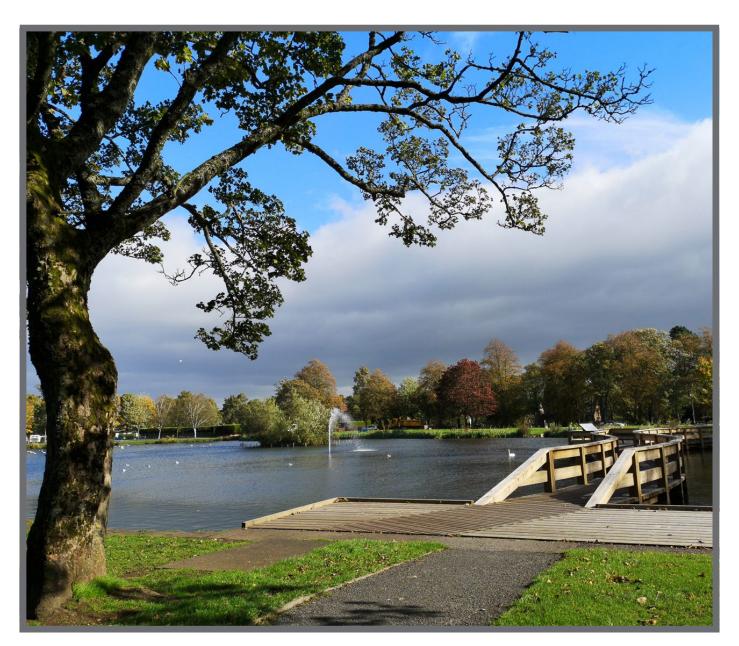
Green Infrastructure

7.18 Well located and designed green infrastructure is essential to improving the amenity of East Ayrshire's settlements, the health and wellbeing of residents, reducing flood risk and, above all, to creation of successful new places. LDP policy INF4 ensures that all new development takes a design led approach to delivering green infrastructure and that it is an integral part of development proposals.



What are the issues?

- Any new housing development of between 10 to 200 residential units requires to provide a minimum standard of amenity and recreational open space on site if it is not located within 150m of a (spatial, strategy-designated) recreational open space of over 0.2 hectares. The existing policy requires developers to provide sufficient areas of green space and may well result in fewer vehicle movements because less homes are developed on site. It has nevertheless resulted in some smaller scale developments being at risk of not being viable. A potential solution to this problem could be to increase the minimum distance to a green space (to a distance for example greater than 150m).
- The quality of open space is as important as the quantity of space provided. It should therefore be clearly stated in LDP2 that a high quality of green infrastructure should be provided in all spaces as well as the appropriate amount of green infrastructure/open space. Whilst what constitutes quality may difficult to define, a means of describing what high quality means in real terms should be set out for clarity and a benchmark established based on examples of best practice. Work undertaken by other Local Authorities and public bodies to develop assessment matrices with scoring could provide inspiration. Examples of good quality could include high quality planting, a minimum level of accessibility, a minimum amount of flat terrain, good surveillance and a configuration that makes the most of available space.



- Although private garden space must be developed in accordance with minimum space standards detailed in the current LDP, it is the case that the quality of that space varies substantially and can in some instances be poorly designed. Ground level changes, its shape and other spatial factors can substantially affect the quality of a garden space even if the area meets minimum standards. As such, a potential option may be to have a combined assessment, that requires private garden space to meet both quality and quantity standards.
- 17.22 It is evident that there are a great number of areas of open space/green infrastructure in East Ayrshire that have not been identified or defined in the LDP or in previous Plans. Areas of open space within private developments have, for example not been identified or defined in the past and those areas that have been included have predominantly been within the ownership of the Council. It is however considered, that including open spaces within new and private developments in addition to those owned by the Council would afford additional protection for nearby residents. The Council intends therefore to work with East Ayrshire Leisure to identify such areas and to include them in LDP2.



- Open space is described in LDP1 merely as 'Safeguarded Open Space', however it is the case that such space can be categorised in different ways according to use type. A mapping exercise to ascertain the use classification of each area of open space would allow for an assessment to be made in terms of the range of different uses available and whether residents of a new development could make use of such a range, based on its location.
- Another potential issue is that all new developments must provide 20sqm per house of amenity green infrastructure/open space on site. This applies to developments of one or two houses. While a caveat does state that there is a degree of flexibility for small scale developments, it may be necessary to introduce a cut-off point in order to provide clarity and flexibility for applicants.
- 7.25 Factoring arrangements for open space in private developments have not functioned well in some cases. It is considered that best practice guidance pertaining to such arrangements should be included in the plan or supplementary guidance.
- Overall there is a requirement to simplify the policy framework which has proven to be overly complicated for developers. However, the policy is an important one which assists in delivering successful places for our residents to live in and for people to work in. It also contributes to meeting placemaking principles as set out in LDP policy OP1, SPP and the Designing Streets guidance. In general terms it is considered that policy INF4 requires to be updated to provide greater clarity to developers, allow smaller developments to be exempt from some open space requirements and ensure that new open space is of a high quality.

	Preferred option
7.27	Retain policy but review the requirements it sets out to increase the minimum accessibility distance from a proposed new development to a recreational open space of more than 0.2 hectares.
7.28	Ensure that the quality of green infrastructure is high and provide examples of high quality green infrastructure based on best practice developed by other Local Authorities and public bodies. A framework detailing examples of good quality could, for example, require high quality planting, a good level of accessibility, some flat terrain, good surveillance and a configuration that makes the most of available space
7.29	Ensure that private garden space is of a good quality (size, shape, levels) as well as being a sufficient size.
7.30	Retain policy but create a cut-off point whereby 20sqm per house of amenity open space/green infrastructure is only required for developments of four or more houses.
7.31	Assist East Ayrshire Leisure in undertaking a review of green infrastructure/open space in East Ayrshire to identify those pockets of open space that should be identified and protected from development in the spatial strategy including areas of open space within private developments.
7.32	Undertake an assessment in line with the above review to determine the use classification of each area of identified open space.
7.33	Include a statement on factoring to encourage developers to ensure that arrangements are long term and undertaken in such a way as to ensure high quality maintenance and usability.
	Alternative option 1
7.34	Retain policy but create a cut-off point whereby 20sqm per household of amenity open space/ green infrastructure is only required for developments of four or more houses.
	Alternative option 2
7.35	Retain the policy as it currently exists and continue with the same requirements.

Issue 20: Green Infrastructure

Q20: Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Promoting Sustainable Transport

- 7.36 Good quality transport links are fundamental to promoting sustainable economic growth, connecting people and supporting active travel networks.
- 7.37 The Transport (Scotland) Act 2019 (Transport Act) received Royal Assent in November 2019. The Transport Act takes forward a number of Scotlish Government commitments to make Scotland's transport network cleaner, smarter and much more accessible. Key provisions of the Transport Act include:
 - ensuring bus services meet local users' needs;
 - · achieving sustainable bus networks across Scotland, and
 - providing more flexibility to local authorities to improve services



- 7.38 The Transport Act, as well as the Planning Act, and the amendments to the Climate Change (Scotland Act) 2009 have implications for how the Council promote sustainable development.
- The second National Transport Strategy for Scotland (NTS2) was published in February 2020 with a Regional Transport Strategy for Ayrshire to follow. NTS2 sets out four key priorities of reducing inequalities, taking action on climate change, helping to deliver inclusive economic growth and improving health and wellbeing. In addition to NTS2, the Scottish Government are preparing a second Strategic Transport Project Review which will be a tool for delivering strategic transport infrastructure improvements. The scope of the review will extend to the strategic road and rail networks and will also consider national infrastructure investment to support active travel and bus travel.
- 7.40 The approach to promoting sustainable transport in East Ayrshire will require to take into account the emerging new legislation, the priorities of the Strategic Transport Priorities Review 2, and the National and Regional Transport Strategies which will act as key drivers in how LDP2 promotes sustainable transport.

7.41 Review the LDP transport policy framework to ensure that it meets the requirements of emerging planning and transport legislation and the amendments to the Climate Change (Scotland) Act 2009. Also, ensure that where appropriate, the revised policy framework aligns with STPR2 and the emerging National and Regional Transport Strategies.

Alternative Option

7.42 Given the need to take into account the relevant new and emerging legislation and guidance no alternative option has been identified.

Issue 21: Promoting Sustainable Transport

Do you agree with the Council's preferred option? If not, is there an alternative approach you think would be appropriate?

Bellfield Interchange

- A key issue for East Ayrshire that requires to be addressed in LDP2 is the capacity of Bellfield Interchange. The Interchange is the most important traffic junction in East Ayrshire being the key entry point to Kilmarnock and a key access point to and from North and South Ayrshire, Edinburgh and Glasgow. It also provides access from the strategic road network to key business and employment locations in East Ayrshire including Moorfield, Kilmarnock as well as key infrastructure, such as Crosshouse University Hospital. There are concerns that the regeneration and economic development of, not only East Ayrshire but Ayrshire as a whole could be compromised due to the capacity issues affecting Bellfield Interchange. Not only this, but due to the significant conflict between strategic and local traffic, there are concerns for road and pedestrian safety and journey times for all modes of transport.
- 7.44 Some work has been done as part of LDP1 to review the existing operation of the Bellfield Interchange, and re-assess improvement options. A second study, which is being carried out in two stages will examine the potential for economic, commercial or other development if capacity at Bellfield Interchange was to be enhanced, and will identify, test and cost options to improve traffic capacity issues. The Council remains committed to there being significant improvements at the Interchange to allow for future sustainable economic growth.



- 7.45 Seek to ensure that the outcomes of the studies relating to future traffic capacity at the Bellfield Interchange are delivered and changes are made to enhance traffic capacity. This approach will recognise the strategic importance of the Bellfield Interchange and the significant benefits that enhancing traffic capacity would bring in relation to the delivery of Ayrshire Growth Deal projects and strategic business and residential development East Ayrshire wide. This will also recognise that the Interchange is a strategic access point not only for East Ayrshire but for the rest of Ayrshire and beyond.
- 7.46 In addition, allocate the area east of the Bellfield Interchange as a strategic location for economic growth in LDP2.

Alternative Option

7.47 Continue to ensure that the studies exploring traffic capacity at the Bellfield Interchange are completed and continue to promote the area east of the Interchange as an area for future economic growth.

Issue 22: Bellfield Interchange

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?



Historic Environment

Loudoun Castle Garden and Designed Landscapes

- 8.1 The LDP 2017 identifies Loudoun Castle and Estate as a development opportunity within the rural area. The Plan supports the development of the site for tourism and recreational development, with particular support for holiday lodge and hotel development with an appropriate scale of tourism based retail development catering for the needs of visitors to the area.
- As part of a masterplan approach the Plan also gives support to sympathetic enabling development which would enable the tourism development and contribute to the restoration or enhancement of Loudoun Castle itself and of its associated garden and grounds.



- A planning application for a range of uses was submitted in 2016. The large scale mixed use development included the restoration of the castle to a basic shell, 450 holiday lodges, an indoor water park and retail plaza, a new lagoon and a distillery. The application also proposed an initial phase of 300 houses to enable the initial stabilisation of the castle, with the intention that a large amount of further housing would be needed to create a castle shell to allow it to be eventually developed as a hotel.
- The application was refused by Scottish Ministers following a Public Local Inquiry. The refusal was based on several key conclusions including; the scale of the proposed housing development and the lack of suitable master-planning showing (in sufficient detail) how a well-planned sustainable community could be created; the scale of the proposed development and its adverse impact on the Loudoun Castle Historic Garden and Designed Landscape; the fact that there was no certainty that the scale of proposed housing development was the minimum required as enabling development.

What is the issue?

- 8.5 The outcome of the inquiry raises important matters that must be addressed through LDP2.
 - Given the importance of the Garden and Designed Landscape and Loudoun Castle, is the site a suitable location for a large scale tourist and leisure destination?
 - Should enabling housing development be encouraged at this site? If so could greater clarity be given as to what should the housing enable; the restoration of the castle or the development of the tourist and leisure facility, which would bring economic benefits to the area?
 - If housing development is appropriate, should a limit be stated in the Plan?

Preferred Option

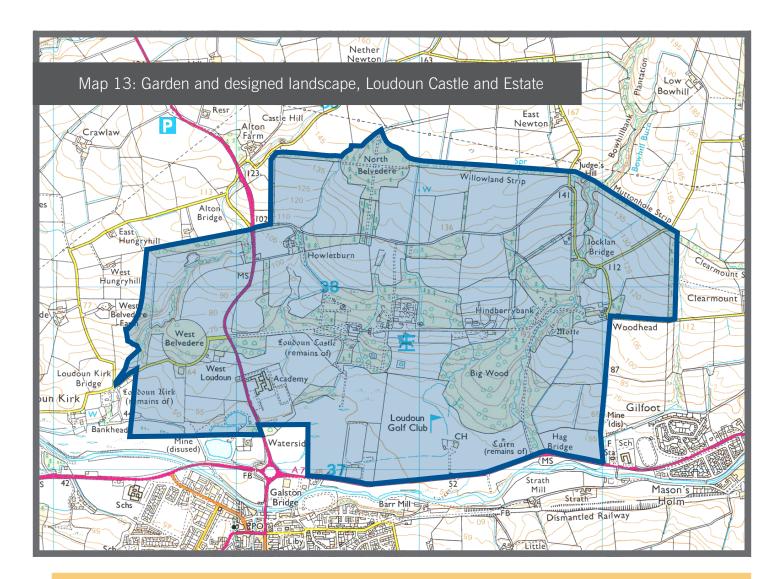
- 8.6 LDP2 will continue to support the development of a tourist and leisure destination at the site.

 LDP2 will, however, provide a more detailed design led approach to what kind of development will be supported and will promote a joined-up partnership approach to the development of the site.

 This will take account of the outcome of the Scottish Ministers decision and the subsequent better understanding of the complex nature of the landscape, castle and development potential.
- 8.7 The Plan will set out (i) the possible levels of intervention required to stabilise the Castle to allow development to take place around it; (ii) the parts of the designed landscape that will be most suitable for particular elements of the development and (iii) requirements to ensure strong linkages with the existing communities of the Irvine Valley, taking account of the capacity of existing infrastructure in the local area, including roads, schools and health and social care facilities. The Plan will support enabling development to enable the tourism/leisure development consistent with the existing heritage designations.

Alternative Option 1

As above, but with the inclusion of a maximum limit on the number of houses that may be brought forward as enabling development. The maximum level of housing supported will be arrived at through the work described in the preferred option, which will explore the capacity of the designed landscape to accommodate residential development.



8.9

The site is not included as a development opportunity site within LDP2. This is on the basis that the site is not appropriate for a major leisure/tourism development due to its environmental assets and is not a sustainable site for large scale housing development, given its relative isolation from the existing Irvine Valley communities. Through the previous inquiry and application process, it was maintained by the applicant that the initial phase of 300 houses were necessary to make the Castle safe and to allow it to remain in situ and for development to take place around it. This would not have resulted in the castle being brought back into use, which would require significantly more new housing. Whilst the Decision of Ministers did not agree that the need for 300 houses had been fully demonstrated, if that is the region of housing development that is likely to stabilise the castle, there is a question over whether this level of housing development in this location represents a sustainable approach to development.

Issue 23: Loudoun Castle Garden and Designed Landscape

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?



Planning for climate change: Renewable energy, flooding, minerals and low carbon places

Climate change is one of the greatest global threats that we face. In recent years, we have seen changes in our temperatures, rising sea-levels, increased rainfall and extreme weather events and we have already seen major flooding in areas of East Ayrshire. It is clear that LDP2 must play a role in addressing the cause of climate change and dealing with its effects on people and the environment. Renewable energy and energy efficiency measures will be a key focus of the Council's efforts in taking a more sustainable approach to development activity in East Ayrshire. With the inclusion of the NERD project in the Ayrshire Growth Deal, this gives LDP2 an opportunity to be more ambitious on developing policies to tackle climate change than the current LDP.

Climate Change Bill

- 9.2 In May 2018, the Scottish Government introduced the Climate Change (Emission Reduction Targets) (Scotland) Bill to Scottish Parliament. The bill will have the effect of altering the existing legislation with regard to climate change, namely the Climate Change (Scotland) Act 2019 and in particular, the targets Scotland has set itself for the reduction of greenhouse gas emissions.
- The progress of this bill into law was delayed by new advice from the Committee on Climate Change (CCC) on 2nd May 2019 that the targets currently under consideration were unlikely to result in reducing global warming to the levels required to avert serious consequences and that more ambitious targets should be considered. The Scottish Government responded by declaring a "Climate Emergency" and amendments were lodged to the Bill to set a target date of 2045 for reaching "netzero" emissions (5 years before the UK Government's target).
- The Bill received Royal Assent on 31st October 2019 and has been enacted into law as the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.

Low Carbon Places

NERD

- The National Energy Research Demonstrator project will be a critical enabler to the future world, transforming energy production, distribution and storage within Ayrshire and beyond. The Ayrshire region will become and exemplar for transitioning to a low carbon society by repurposing the area's existing assets (natural/industrial) to create energy self-sufficient communities.
- The NERD project has been allocated £17 million from the UK Government along with a contribution of £7.5 million from East Ayrshire Council under the Ayrshire Growth Deal.
- 9.7 The objectives of the NERD are:
 - Develop the energy system of the future
 - Create a nationally significant and distinctive Centre of Excellence for energy systems research
 - Support the development and delivery of new innovative and highly efficient energy generation, storage and distribution systems to create a flexible, locally distributed grid that enables communities to be energy self-sufficient
 - Attract new business and economic activity to the area to achieve inclusive growth for East Ayrshire and the Ayrshire region
 - Enable Scotland to become a pioneer in renewable energy technology and contribute to Scotland becoming a net zero society by 2045 (or before).
- 9.8 The NERD project will deliver:
 - 1. An International Centre of Excellence
 - State of the art workshop space for multi-disciplinary research accommodating PHD studentsthere will be 5 areas of work in which the students will be researching (Smart Energy IT, Smart transport and public realm, Smart building systems and generation, Smart hydrogen and Smart Earth Geology and Circular Economy);
 - Innovation and incubation space for research and industry links business will be able to feed into the research being undertaken by the PHD students
 - The building will be built to the highest sustainability standards (including Passivhaus) so that it can become an exemplar building
 - It will include a low carbon travel hub with communities being able to access use of electric vehicles and an enhanced active travel network in the area.
 - Demonstrator houses will be built next to the Centre and these will be used to trial and showcase the new technologies and systems to the public and industry; they will give an indication of what a future low carbon house could look like.
 - 2. A Suite of Demonstrator projects

- A range of demonstrator projects will be developed as a result of the research undertaken in the Centre and these projects will aim to provide solutions to local issues in energy generation, storage and distribution. These projects will support the knowledge transfer to wider industry and will work collaboratively with other research projects across Scotland and UK.
- 9.10 Following approval of the business case from the UK and Scottish Governments, the funding for the project will be unlocked. Subject to the final approved business case the project is due to commence in 2021 with the construction of the Centre of Excellence commencing in 2022.

What is the issue?

- The NERD project provides a huge opportunity to put into practice leading edge approaches to achieving low carbon communities. The NERD project will act as a catalyst to focus on the infrastructure required to allow communities to be energy self-sufficient and enable the construction of better and low carbon buildings. It will drive the development of more low carbon transport infrastructure and will result in lasting change across East Ayrshire. The NERD project will position East Ayrshire Council at the forefront of transitioning to low carbon communities. The Council will need to work collaboratively with other organisations to ensure that its planning policies and strategies facilitate this transition. LDP2 must embrace what the NERD project is trying to achieve and help ensure that development in Cumnock, and elsewhere in East Ayrshire, plays its part in reducing carbon emissions.
- Therefore, in order to embrace emerging legislation on the energy efficiency of buildings and the precedent that the NERD project will aim to set and achieve in East Ayrshire, current LDP policy must be reviewed.
- Policy ENV 14 of the current LDP requires proposals for all new buildings to contribute to the carbon emissions reduction standard set by the Scottish Building Standards (2010) and to include low and zero carbon generating technologies. This policy, required through section 3F of the Town and Country Planning (Scotland) Act 1997 (as amended) results in a crossover between Planning and Building Standards regimes, which moving forward into LDP2, will require a collaborative approach for implementation. In addition, sustainability requirements within building standards regulations will be changing as the Scotlish Government aim to accelerate Scotland's energy retrofit scheme in order for all buildings to reach Energy Performance Certificate (EPC) Band C by 2030.

Preferred Option

9.14 Replace LDP1 policy ENV 14 with a new policy which will require proposed developments to deliver higher sustainability standards above and beyond normal practice (including but not limited to BREEAM standards and Passivhaus) in East Ayrshire. The policy wording will be reflective of the need to support implementation of the NERD project, forthcoming changes to "Sustainable Standards for Buildings Standards in Scotland" and the context and policy direction of the next National Planning Framework.

Alternative Option 1

9.15 Retain the existing policy ENV 14 and update in line with forthcoming changes to Building Standards Regulations and reflect the context and future aspirations of the next National Planning Framework.

- 9.16 There should be two separate policies in LDP2. Retain existing policy ENV 14 and update with current legislation and one policy which broadly supports the development and aspirations of the NERD project.
- 9.17 Both policies will reflect the changes to Building Standards Regulations and the context and aspirations of the next National Planning Framework.

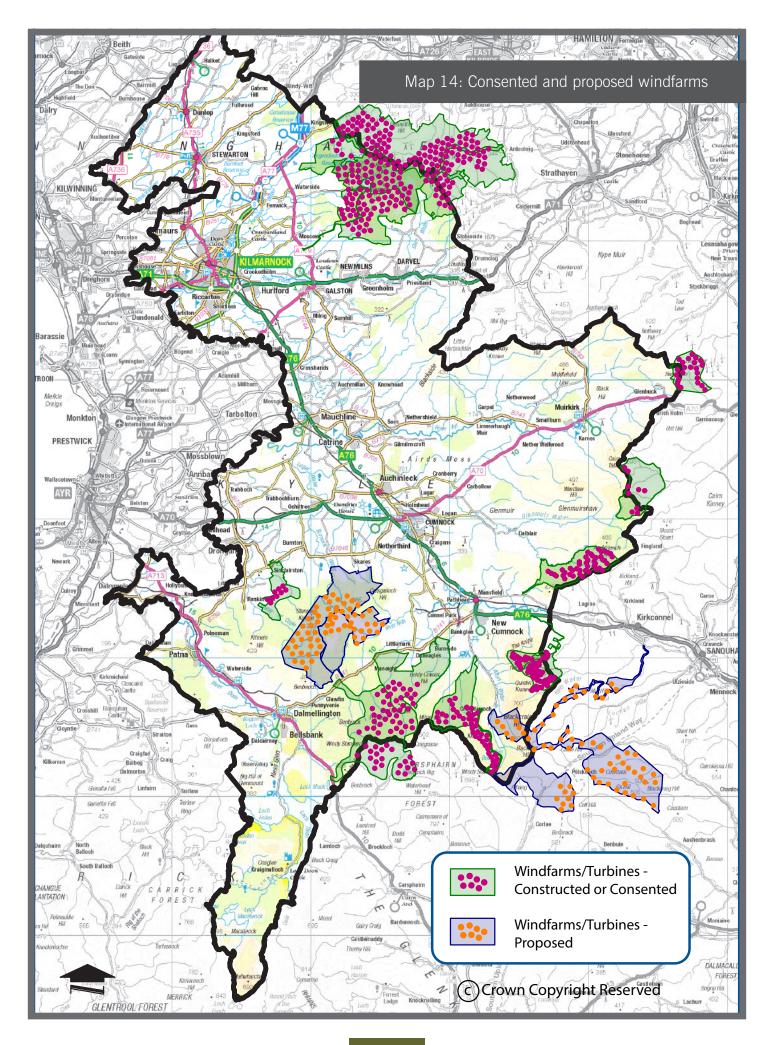
Issue 24: Low Carbon Places

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Renewable Energy

Wind

- 9.18 Since the adoption of the Local Development Plan in 2017 Wind Energy has continued to form a major land use pressure in East Ayrshire. However, in this relatively short timeframe changing technology and changing approaches to government subsidies has resulted in a number of clear trends that are impacting on wind energy development across East Ayrshire.
 - In particular Wind turbines are getting higher. In 2017, the highest proposed turbine was 152 metres, with the highest constructed turbine at 140 metres. In 2019, an application submitted for the Lethans wind farm to the north east of New Cumnock contains turbines at a height of 225 metres.
 - Pressure for wind farm development remains strong. Since the adoption of the 2017 Local
 Development Plan, wind energy has continued to expand as a key land use within East Ayrshire's
 rural area. Map 14 below illustrates the level of wind turbines that have either been consented or
 are currently proposed across East Ayrshire.
 - Tall single turbine developments are no longer prevalent, in comparison to the significant
 pressure for them experienced around 2017. This is reflective of changes to government subsidy
 arrangements, which have resulted in single turbine developments being less attractive to investors.



What is the issue?

- The current LDP strategy for Wind Energy reflects Scottish Planning Policy. The spatial framework, as prescribed by SPP, essentially divides Ayrshire into 'Areas of significant protection' and 'Areas with potential development.' Wind energy development is not precluded anywhere. The key wind energy policy, INF3 requires that any application that comes forward must be assessed against the long list of criteria included in Schedule 1. As it stands at present, the Plan gives very little spatial guidance as to where wind energy developments should be directed to and where they are unlikely to be accommodated.
- The Council adopted as non-statutory planning guidance in 2018 a landscape capacity study for wind energy, providing an update to the original study undertaken in 2013. The updated study reflected on the level of development that has taken place and the increased height of turbines that are now routinely proposed within East Ayrshire and surrounding areas. The conclusion of the landscape capacity study was that there are no landscapes in East Ayrshire that can accommodate turbines in excess of 150 metres.

Preferred Option

- 9.21 A new spatial approach is taken to wind energy.
- 9.22 This will:
 - (i) retain the current constraints mapping approach, identifying areas with 'potential for development' that are at a strategic level free from significant non-landscape constraints;
 - (ii) combine this with a new landscape sensitivity mapping approach, identifying areas with high, medium or low sensitivity to new wind energy development, taking account of the level of development already consented. Where the landscape has a high sensitivity to new wind farm development, any proposal will be unlikely to be supported by the Council, unless there are significant benefits to the scheme and the landscape impact can be mitigated through detailed site selection and design. Where sensitivity is low, and other assessment criteria can be met, proposals are likely to be supported.
- 9.23 Applications for repowering, where the scale of the development is to be increased, will be assessed in the same way as new proposals.
- 9.24 The preferred approach recognises that in the determination of any wind energy application, landscape impact is a key consideration. Landscape must therefore be considered, spatially, in the development plan if wind energy development is to be plan-led.
- 9.25 The preferred approach does not accord with SPP. However, as SPP is under review, it is considered reasonable at this time to invite views on alternative approaches. Responses to the options set out in the Main Issues Report will be used to inform the Councils own views in engaging with Scottish Government in the National Planning Framework preparation process.



- 9.26 The current LDP approach is maintained.
- 9.27 A spatial framework, following the SPP methodology will be set out and supporting policies will list the criteria against which all applications should be assessed.

Alternative Option 2

- 9.28 LDP2 will not support new large scale wind energy development in East Ayrshire. This is on the basis of the level of development that has so far been constructed, consented and proposed. The upland area has been developed to capacity. Large scale will be defined in the Plan. This option would still allow for smaller scale wind energy development, for example turbines associated with industrial areas or small farm scale single turbines.
- 9.29 Given the significant level of development that has taken place in East Ayrshire and that has been approved and proposed, and the visible impact this has had and will continue to have on East Ayrshires landscape, countryside and communities, LDP2 will not support further wind energy development in East Ayrshire. The level of wind farms already constructed, consented and proposed is the maximum level of wind energy development that East Ayrshire can accommodate.

Issue 25: Renewable Energy - Wind

Do you agree with the Council's preferred option or alternative options? If not, is there an alternative approach you think would be appropriate?

Heat

- Heat is the biggest element of Scotland's energy use and is the largest source of our emissions. The Scottish Government has committed to largely decarbonising the heat system by 2045 by diversifying its sources of heat generation and supply and reducing reliance on fossil fuels. It also wants to reduce pressure on household and business energy bills though reducing heat demand and providing affordable heat to people across Scotland.
- Many of the renewable heat generation proposals that have come forward have been for small, domestic developments. However, the Council, through their Capital programme, have been looking at ways in which to install renewable heat generation technologies and where practicable, create district heating networks. The new Barony Campus in Cumnock includes a biomass boiler to heat the new school and through a district heat network, provide heating and hot water to Visions Leisure Centre. The heat used in the district heat network can be predominately generated from the biomass boiler plant. There is also a large array of solar PV cells located on the roof of the school. These panels will generate electricity which will result in a reduced demand for electricity that would ordinarily be brought from the National Grid. This and the biomass fuelled heating system will have a significant effect in reducing the school's overall carbon footprint. In addition, the NERD project will provide a range of new energy systems which will aim to decarbonise the way heat is generated and used in other parts of Cumnock.
- 9.32 The Council adopted statutory supplementary guidance on Heat Generation in December 2017 and the guidance identified where opportunities existed for co-locating developments with a high heat demand with sources of heat supply and included a criteria for decision making.

What is the issue?

Policy RE2 in the current LDP is supportive of developments which include the renewable generation of heat and installation of district heating systems and micro-generation where appropriate. The policy requires an applicant to demonstrate plans for conversion to renewable or low carbon sources of heat in the future. Since the adoption of LDP however, public awareness of climate change has drastically shifted and technology has advanced resulting in a more diverse range of technologies and sources of heat available to be utilised for renewable heat generation and storage. LDP 2 should be reflective of this change.

Preferred option

- 9.34 Replace Policy RE2 with new policy wording which will promote and support the installation of a diverse range of renewable heat technologies (such as air source and ground source heat pumps, solar PV, biomass, combined heat and power (CHP)) systems and low carbon or renewable heat sources (e.g. heat from waste, geothermal, heat from rivers) within all scales of development. In addition, the policy will support the connection and installation of district heating networks where appropriate and will encourage proposed developments to include infrastructure for future connections to a district heat network.
- 9.35 The policy wording will also be reflective of the context and the future aspirations contained within the next National Planning Framework.
- 9.36 The Renewable Energy Assessment Criteria (LDP Schedule 1) will be reviewed to ensure that more renewable heat generation proposals can come forward.

9.37 Retain the existing heat generation policy of LDP (policy RE 2) and reflect the context and future aspirations within the next National Planning Framework.

Issue 26: Renewable Energy - Heat

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Addressing Flooding in East Ayrshire

- 9.38 Climate change is already having a significant effect on our environment with increases in sea levels, temperatures and annual rainfall. Flooding is one of the most serious implications of climate change which is being experience at a local level. It is imperative that management measures are put in place to reduce the impacts of flood risk now for current and future generations to come.
- 9.39 Within East Ayrshire, it is vital that we continue to reduce the risk of flooding and improve our ability to manage and recover from any flood events that occur now and in the future. The next LDP will therefore need to take into account the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 and the proposed amendments. The LDP will need to make provision at a local level for setting targets for the reduction of greenhouse gases emissions and to make provision about advice, plans and reports in relation to those targets.



Preferred Option

- 9.40 Review LDP policy in relation to flood prevention. A new policy framework will take into account the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 and amendments in relation to targets for the reduction of greenhouse gas emissions. It will also take into account Strategic and Local Flood Risk Management Plans that support the identification of solutions that could assist in alleviating flood risk in East Ayrshire and that identify new flood risk free development opportunity sites.
- 9.41 In addition to the policy framework for flood prevention, LDP2 will take a proactive approach to finding solutions to areas where flood risk is limiting development. The Planning Service will work proactively with SEPA, Scottish Water, the Ayrshire Roads Alliance and other stakeholders to look at ways in which flood risk can be reduced through design, flood prevention measures and natural flood management projects.

Alternative Option

9.42 Given the serious implications of flood risk and the need to take into account the amendments made to the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 and new guidance emerging from SEPA and Scottish Water no alternative option has been identified.

Issue 27: Addressing Flooding in East Ayrshire

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?

Minerals

The Minerals Local Development Plan was adopted in January 2020, becoming part of East Ayrshire's Development Plan alongside the Local Development Plan (2017). The Plan considers the full range of matters relating to mineral extraction such as environmental considerations, the impact on the amenity of local communities and the need to ensure there is an adequate supply of minerals to meet the identified need.

What is the issue?

- 9.44 It is the intention of the Council to merge the Minerals Local Development Plan (2020) and the Local Development Plan (2017) into Local Development Plan 2. Since the liquidation of the coal companies in 2013, and the physical legacy of the decline, coupled with the growing recognition of the need for a low-carbon future, the coal industry and the necessary planning framework has changed significantly. The emphasis on restoration and rural regeneration, has taken over from the focus on enabling extraction.
- 9.45 The preparation of the MLDP introduced a range of new policies into the development plan, such as borrow pits, peat, excess soils, strategic woodland creation and the Coalfield Communities Landscape Partnership. There is an opportunity to include all of these policies within Local Development Plan 2. The MIR has identified two approaches to incorporating the MLDP into LDP 2.





Preferred Option

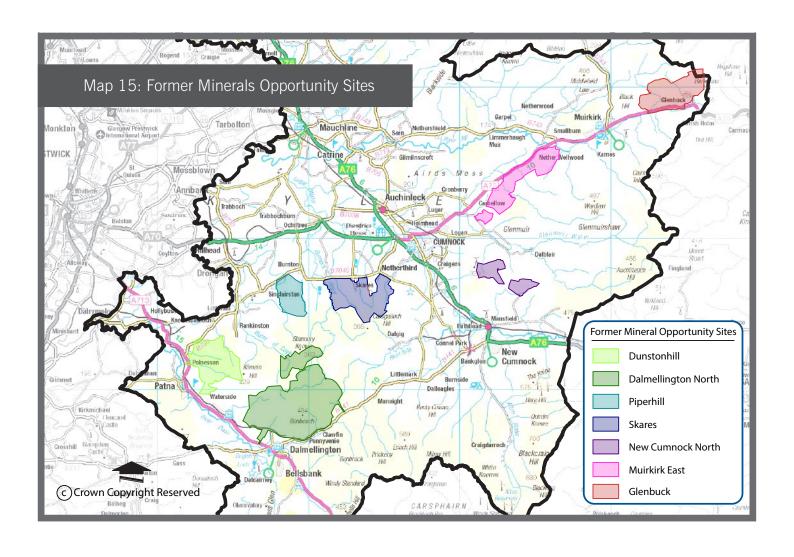
- 9.46 All spatial elements of the Minerals Plan will be fully reviewed to ensure those elements that remain relevant and valuable are contained within LDP2. In particular:
 - The minerals opportunity sites will be fully reviewed. Where sites continue to represent appropriate and realistic development opportunities, they will be incorporated into the spatial strategy of LDP2. Where sites have been successfully restored and future development is not desirable, the sites will be omitted.
 - The strategic woodland creation area will be reviewed in line with the advancement of the pilot project with Scottish Forestry and other stakeholders. The key principles contained in the planning guidance, to be produced as a result of this pilot project, will where appropriate be carried forward into LDP2 to guide woodland creation in a sustainable manner.
 - The Coalfields Communities Landscape Partnership will be carried forward into LDP2, with the boundary, aims and projects updated to reflect the NHLF approved project.
 - An area of search for coal will not be included within LDP2, reflecting the changing nature of the energy industry and the limited subsequent demand for coal extraction.
- 9.47 In relation to the policies of the Minerals Plan, all policies will be reviewed to ensure there is no duplication within the Plan. Where issues remain that are specific to minerals extraction, the Plan will contain minerals-specific policies.

Alternative Option

- 9.48 All spatial elements of the Minerals Plan, including the area of search for coal and all minerals opportunities sites will be carried forward into LDP2.
- 9.49 In relation to the policies of the Minerals Plan, supplementary guidance will be prepared on minerals extraction. This will ensure that the wide range of detailed and specific policies that have been developed for the Minerals Plan can be retained.

Issue 28: Minerals

Do you agree with the Council's preferred option or alternative option? If not, is there an alternative approach you think would be appropriate?



Priorities, Issues and Proposals

- The Council has undertaken a 'Call for Priorities, Issues and Proposals' in preparation for the Main Issues Report. Although not a legislative requirement, it is a useful part of the process; it allows landowners and prospective developers to put forward for consideration by the Planning Authority the sites which they have aspirations for development. It was also an opportunity for individuals, communities, developers and landowners to give their views on what should be the priorities of the next Plan and which issues we need to address through the Plan. This is an important element of the Strategic Environmental Assessment (SEA) in order to gather information on sites and potential alternative options to be considered at the earliest possible stage of the Plan.
- In response to the Call for Priorities, Issues and Proposals, which closed in November 2018, a range of stakeholders submitted sites for potential inclusion for a variety of uses. Initial feasibility work has been undertaken on those sites submitted to the Council and further assessment of the sites, in terms of environmental impacts forms part of the Strategic Environmental Assessment. The findings are set out in the Environmental Report.
- In order to maximise opportunities to engage with the community and receive public comment the sites are being made publically available on the Council's website. The sites will be represented in the form of a list, with a PDF map given for each site. This will illustrate the site within its context. An overview map of where the site is in relation to the nearest settlement is also given. The sites will also be displayed within the Online Mapping Service, an interactive mapping application which will allow users to view the site in more detail.

Priorities, Issues and Proposals (PIP) Sites Submitted

A complete list of all of the Priorities, Issues and Proposals (PIP) put forward to and received by the Council during the consultation is provided below. This list provides the address, settlement or nearest settlement, proposed use and the scale of the site.

Appendix 1 provides more detailed information concerning each site submitted and identifies the location of each site on a map.

Ref.	Address	Settlement	Proposed Land-use	Size (hectares)
1	Land south of Barony Road, Auchinleck	Auchinleck	35-40 residential units. Recreational enhancements. Improved access to Highhouse industrial estate	11.16 ha
2	Templeton's Roundabout	Auchinleck	Class 1, 3 Petrol Station - Mixed Employments/Retail	6.17 ha
3	Barony Bing west of Auchinleck.	Barony Bing, Auchinleck.	Land Use Classes 4, 5, 6.	11.16 ha
4	Former Chalmerston Surface Coal Mine, North of A713, west of Burnton.	Chalmerston Coal Mine, west of Burnton.	Land Use Classes 4, 5, 6.	35.9 ha
5	Ballochmyle View, Catrine	Catrine	10 residential units. Access requires construction of a bridge over the Burn O'Need.	2.74 ha
6	Former Knockshinnoch Rail Terminal and Coal Yard, Connel Park, Cumnock, KA18 4QF.	Connel Park	50 residential units	3.48 ha
7	Gatehead Road, Crosshouse	Crosshouse	Residential	6.24 ha
8	Holmes farm, Irvine Rd, Crosshouse	Crosshouse	16 residential units	
9	Land at Crosshouse	Crosshouse	Residential housing	0.40 ha
10	Capringstone Farm, Dreghorn, Irvine, KA11 3DA	Crosshouse	Residential housing/Mixed-use	65.24 ha
11	Craig Campus, Old Kilmarnock College	Crosshouse	Residential	2.51 ha
12	Farm Road, Dalrymple	Dalrymple	55 residential units (20 affordable residential units, 35 detached bungalows)	5.29 ha
13	Proposed realignment of settlement boundary and inclusion of residential site at cementery road, Darvel	Darvel	1 unit	0.064 ha
14	Land west of Darvel	Darvel	90 residential units at 20 dwellings per hectare	2.38 ha
15	Mill O' Shield Road, Drongan	Drongan	circa 60 residential units	3.19 ha
16	Martnaham Way, Drongan	Drongan	89 residential units	4.35 ha
17.1	Land at Water of Coyle, Drongan	Drongan	60 residential units	3.46 ha
17.2	Land at Water of Coyle, Drongan	Drongan	60 residential units	1.40 ha
17.3	Land at Water of Coyle, Drongan	Drongan	60 residential units	2.91 ha
18	Land at Stewarton Road, Dunlop	Dunlop	45 residential units at 20 dwellings per hectare	3.57 ha
19	Land east of Stewarton Rd, Dunlop	Dunlop	Residential	7.97 ha

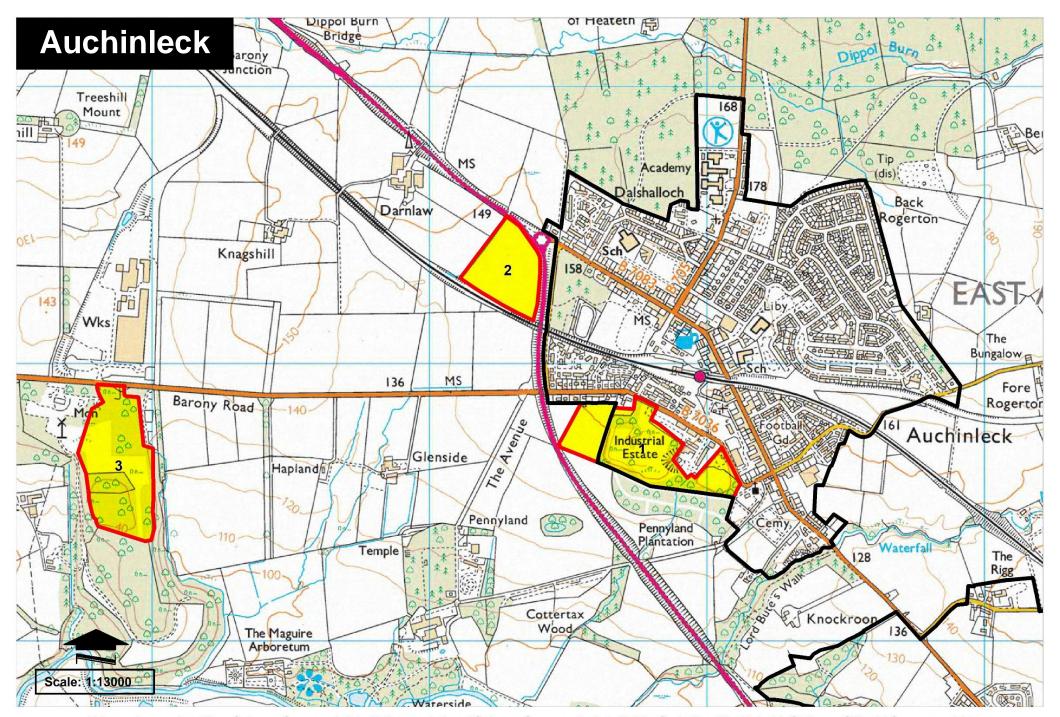
Ref.	Address	Settlement	Proposed Land-use	Size (hectares)
20	Former Howies Grain Mill	Dunlop	22 residential units	1.64 ha
21.1	Behind Fenwick Arms, adjacent to M77, Fenwick site A	Fenwick	SuDS	0.28 ha
21.2	Behind Fenwick Arms, adjacent to M77, Fenwick site C	Fenwick	30 residential units and noise attenuation bund	1.15 ha
22	Land at Laigh Wyllieland and Glencraig, Fenwick	Fenwick	Residential housing 12-14 residential units on portion of site	2.92 ha
23	Land at Dewars Holm Fenwick	Fenwick	4+ residential units	1.56 ha
24	Harvest Field, Galston roundabout, Galston	Galston	20-30 residential units and mixed use development	3.73 ha
25	Riverside Filling Station, Galston	Galston	Commercial	0.17 ha
26	Hayhill West - Village of Hayhill	Hayhill	25 residential units	0.99 ha
27	North Craig reservoir, Kilmarnock	Kilmarnock	200 residential units	10.23 ha
28	Fardalehill West, Kilmarnock	Kilmarnock	600-800 residential units	65.25 ha
29	Land at Dean Road, Kilmarnock	Kilmarnock	60 residential units	2.15 ha
30	Land at Bridgehousehill/ Shortlees, Kilmarnock	Kilmarnock	200 residential units	22.21 ha
31	Meiklewood/Mosside site, Kilmarnock	Kilmarnock	Mixed use mostly residential housing	59.87 ha
32	Land at Northcraig Reservoir, Kilmarnock	Kilmarnock	Residential housing & mixed use.	7.80 ha
33	Land at Grassmillside, Kilmarnock	Kilmarnock	Residential housing	61.88 ha
34	Riccarton Road, Hurlford	Kilmarnock (Hurlford)	Mixed use-180 residential units, business, commercial, open space, rail halt, and new woodland.	19.26 ha
35	Kirklandside, Bellfield, Kilmarnock	Kilmarnock (Kirklandside)	80 ha parkland/reserve, rail halt and Park and Ride,	213.09 ha
36	Standalane, Kilmaurs	Kilmaurs	36 residential units	2.00 ha
37	Land at Habbieauld Road, Kilmaurs	Kilmaurs	80 - 100 residential units	3.19 ha
38	48 Fenwick Road, Kilmaurs, KA3 2NJ	Kilmaurs	2 residential units	0.21 ha
39	Crosshouse Road/ Crofthead Road, Kilmaurs.	Kilmaurs	140 residential units	1.68 ha
40	Land btw. Crofthead Farm and Fenceside Farm, Kilmaurs	Kilmaurs	Residential residential housing	7.65 ha
41	Land to the west of Knockintiber	Knockentiber	up to 250	19.47 ha
42	Land at Knockentiber	Knockentiber	Approx. 110 residential units	4.50 ha
43	Land adjacent to Southhook Road, Knockentiber	Knockentiber	40-50 residential units	3.10 ha
44	Land to the south of Langside, Laigh Fenwick	Laigh Fenwick	16 residential units	0.81 ha
45	Waterslap Road, Laigh Fenwick	Laigh Fenwick	26 residential units	3.45 ha
46	Land south of former Laigh Glenmuir/ Duncanziemere Surface Coal Mine, KA18 3LS	Laigh Glenmuir/ Duncanziemere Surface Coal Mine	Fishery	1.06 ha
47	Loudoun Castle Estate	Loudoun estate	1,025 residential units enabling	183.00 ha
48	4 Dunlop Road	Lugton	Residential- 12 residential units	1.14 ha
49	Kilmarnock Road, Land to the west of Mauchline	Mauchline	825 residential units if 25 dwellings per hectare	23.04 ha

Ref.	Address	Settlement	Proposed Land-use	Size (hectares)
50	Residential residential housing field, Bogwood Farm, Ayr Road, Mauchline	Mauchline	150 residential units	10.52 ha
51	Rail halt, Bogwood Farm, Ayr Road, Mauchline	Mauchline	Rail halt	1.75 ha
52	Mauchline Bing, East of A76, north of Mauchline, KA5 6EY.	Mauchline Bing	Land Use Classes 4, 5, 6.	5.50 ha
53	Land west of 106 Connell Park, New Cumnock	New Cumnock	3 residential units	0.81 ha
54	Land btw. 92 and 102 Connell Park, New Cumnock.	New Cumnock	3 residential units	0.28 ha
55	Land adjacent to Boig Rd, Connell Park, New Cumnock.	New Cumnock	3 residential units	0.19 ha
56	Crowbandgate - Land South of A76, north of New Cumnock, KA18 4DH.	New Cumnock	Land Use Classes 4, 5, 6.	3.97 ha
57	Land Adjacent to 12 King Street, Newmilns	Newmilns	Residential housing 6 flats	0.06 ha
58	Land at Mauchline Road, Ochiltree	Ochiltree	circa 120 residential units if 25 dwellings per hectare	4.76 ha
59	Land at Crofthead, Priestland	Priestland	10-15 residential units	1.03 ha
60	Catrine Road, Sorn	Sorn	26 residential units	2.05 ha
61	Pipershill South of B7046, south east of Sinclairston.	South east of Sinclairston.	Proposed long term uses post mining include leisure uses comprising caravans, lodges, water sports, motorsports and outdoor activities.	616.70 ha
62	Future Growth Area for Stewarton (FGA4)	Stewarton	320-390 residential units	13.84 ha
63	Lainshaw Estate, Stewarton	Stewarton	circa 100 residential units	6.58 ha
64	Land at Low Peacockbank, Stewarton	Stewarton	circa 60 residential units	3.27 ha
65	Land at Cutsburn Road Fields, Stewarton	Stewarton	Mixed use - Class 4 business and commercial use, food retail (supermarket), and residential use.	12.54 ha
66	Cutstraw Road (land opposite Meikle Cutstraw), Stewarton, KA3 5HU.	Stewarton	3-4 residential units	1.31 ha
67	Land to the north of Blackwood Plant Hire, Stewarton	Stewarton	Master plan for a Country Park, Garden Centre and Business units supported by 25 residential units	54.04 ha
68	Land at Holmhead Farm, Old Glasgow Road	Stewarton	Residential housing	7.72 ha
69	Land at Old Glasgow Road, Stewarton	Stewarton	Unknown	2.14 ha
70	Land at Lainshaw Mains Farm	Stewarton	Residential housing	5.22 ha
71	Land to East of Dunlop Road	Stewarton	Residential	11.86 ha

Issue 29: PIP sites

What do you think about the PIP sites put forward for consideration? Do you consider the PIP sites put forward for consideration to be appropriate?

Appendix 1: PIP Sites



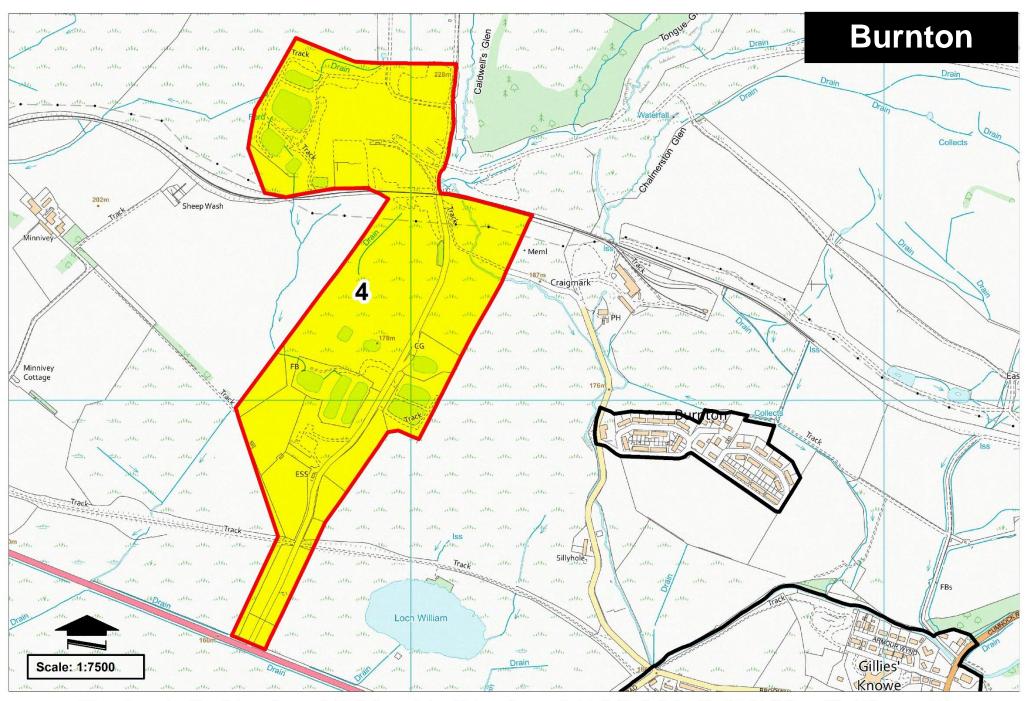
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Strategic Enviro	nmental Assessment (SEA) Pro forma
MIR Site Ref	1	
Settlement	Auchinleck	Site Ref - 1
Address	Land south of Barony Road	
Description	The site is located to the	
	south-west of Auchinleck.	
	The site is partially	
	allocated within the EALDP	
	(2017) as Safeguarded	District Control of the Control of t
	Open Space as well as a	
	Garden and Designed	
	Landscape (inventory).	Historian Tradation Genee
OS Grid Ref	NS5421NE	
Current Use	Greenfield	
Proposed Use	Housing	
Use Description	Residential - 35-40 units	
	and improved access to	
	Highhouse Industrial Estate	
Site Size	11.2ha	The second secon
Land type	Greenfield	
Source of Site	Andrew McCafferty	0 50 100 m
Outside Settlement	Associates (Omnivale)	
	Yes	17) D. (: 11
Allocations/Props LDP Policies		17); Dumfries House Garden & Designed Landscape
LDF Folicies		, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
Most Recent App	ENV11,ENV12, ENV13, RES 10	1, RES 12, RES 13.
Planning History	N/A	
Training History	N/A	

MIR Site Ref	2	
Settlement	Auchinleck	
Address	Templetons Roundabout	Site Ref - 2
Description	The site is to the east of Auchinleck,	That's Control of the
	out with the settlement boundary.	
	The site is bounded to the north and	
	east a road network and the	INDEPETION (SCHOOLS)
	Templeton Roundabout. The site	nue of the contract of the con
	has a planning history relating to a	
	proposed mixed use development	
	on the site (07/0731/OL) which was	The head of the second
	approved. The site is contained	
	within the Rural Diversification Area	
	as defined in the EALDP (2017).	
S Grid Ref	NS5422SW	
Surrent Use	Vacant - Part of railway station	
roposed Use	Retail/Services	
Jse Description	Classes 1, 3- Petrol station- mixed	
	use/retail	
ite Size	6.2ha	0 50 100 m
and type	Greenfield	
Source of Site	Councillor McGhee	1
outside Settlement	Yes	
Allocations/Props	Site has been previously submitted	. Allocated within the EALDP (2017) as 006B industrial and is within the Rur
	Diversification Area.	
DP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7,	RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV
	ENV11,ENV12, ENV13, RES 10, RES 12	, RES 13.
lost Recent App	N/A	
Planning History	N/A	·

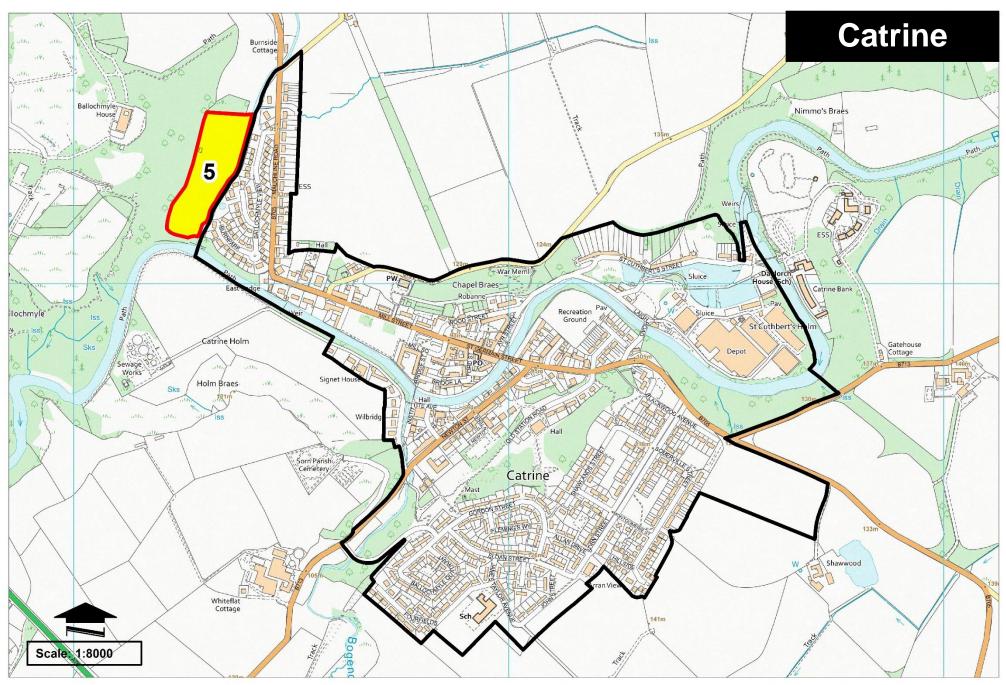
Strategic Enviro	nmental Assessment (SE	A) Pro forma
MIR Site Ref	3	A) TTO TOTAL
Settlement	Auchinleck	Company to the company of the company to the compan
Address	Barony Bing west of	Site Ref - 3
	Auchinleck.	
Description	The site is located in the Rural	
	Diversification Area, and is sited	
	between Auchinleck and	
	Ochiltree. The site is brownfield,	
	a former bing. The proposed use	
	is for Classes 4, 5 and 6. The site	
	is not considered to be	
	sustainably located. Due it is	
	previous use, the site has a	
200115	significant planning history.	
OS Grid Ref	NS5221NE	Votes Votes
Current Use	Agricultural land	
Proposed Use	Business/Industry	M. Verenza Valenta
Use Description	Land use classes 4,5,6	
Site Size	11.2ha	0 50 100 m
Land type	Brownfield	N'
Source of Site	Hargreaves	
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies		5 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
Moot Doorst Ann	ENV11,ENV12, ENV13, RES 10, RE	
Most Recent App	-	caped areas including planting, footpaths/cycle ways, public Approved with
Dianning History	•	seating, car park extension and general associated works Conditions
Planning History		onditions. 97/0672/FL - Approved with Conditions, 08/0634/FL- Approved with
	• •	ed with Conditions, 09/0105/FL - Approved, 03/0840/FL - Approved with Conditions,
	• • • • • • • • • • • • • • • • • • • •	onditions, 05/1139/FL - Approved with Conditions, 98/0517/FL - Approved with
	Conditions, 03/0530/OL - Approv	vea with Conditions



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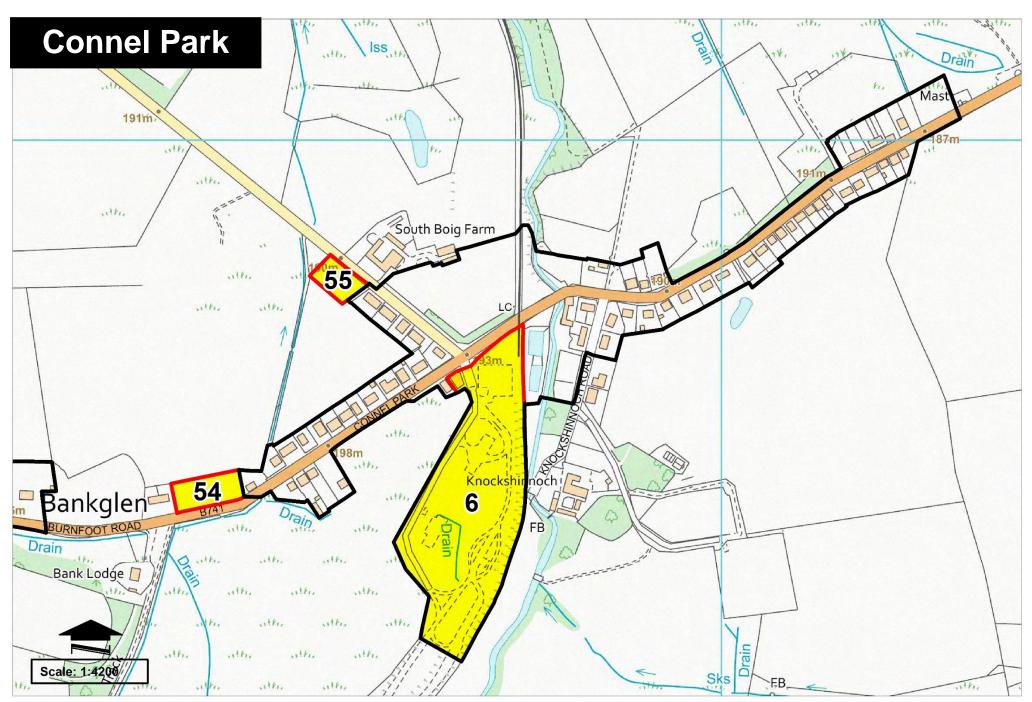
Strategic Enviro	nmental Assessment (SEA) Pro	Torma	
Settlement	West of Burnton	Site Ref - 4	
Address	Former Chalmerston Surface Coal		
Addicoo	Mine, North of A713, west of		
	Burnton.		
Description	The site is a former Chalmerston Coal		
	Mine site. The proposal is for land uses		
	class 4 (business), 5 (general industry)		é
	and 6 (storage and distribution). The		
	site itself is located in relatively close		
	proximity to the settlement of Burnton.		É
OS Grid Ref	NS4007SE		
Current Use	Vacant		
Proposed Use	Business/Industry		
Use Description	Land use classes 4,5,6		
Site Size	35.9ha		
Land type	Brownfield	0 50100 m	
Source of Site	Hargreaves Services	N N	
Outside Settlement	Yes	The first section of the first	j
Allocations/Props	MDLP (2020) Chalmerston Open Cast Co	al Site (Unrestored); EALDP (2017) Rural Diversification Area	
LDP Policies	OP1, OP2, ENV 7 (Sensitive Landscape A	rea), RE1, RE2, RE5, RES 2, RES 5, RES 6, RES 7, RES 8, RES 10, RES 12, RES 13, IN	D3,
	TOUR 1, TOUR 2, TOUR 3, Chapter 6.3 D	elivering Infrastructure, ENV 1, ENV 2, ENV 8, ENV 9, ENV 11, ENV 12, ENV 13, E	١
	14, Chapter 6.2 Promoting Sustainable T	ransport, 6.4 Sustainable Waste Management.	
Most Recent App	19/0006/S36 Consultation under Sec	ction of 36 of the Electricity Act 1989 for the Pending Consideration	
	construction of a wind farm comprising	the erection of 54 wind turbines with maximum tip	
	heights of 149.9m		
Planning History	00/0530/FL - Withdrawn; 04/0406/FL - W	ithdrawn; 09/0135/EB - Approved; 11/0868/PP - Refused; 12/0093/PP - Withdra	wn;
	15/0001/PREAPP - Approved; 18/0001/S	36SCP - Scope agreed; 19/0006/S36 - Pending Consideration;	



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Strategic Enviro	nmental Assessment (SEA) Pro	forma
MIR Site Ref	5	
Settlement	Catrine	Site Ref - 5
Address	Ballochmyle View	
Description	The site is located to the west of	
	Catrine, extending off of Ballochmyle	
	View. The site is within the Rural	
	Diversification Area as identified within	
	the EALDP (2017). A planning	
	application (06/1098/FL) was	
	submitted for 9 residential dwellings	
	and withdrawn in 2011.	
OS Grid Ref	NS5226SW	
Current Use	Farm steading with agricultural	9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
	buildings	
Proposed Use	Housing	
Use Description	Residential	
Site Size	2.7ha	
Land type	Greenfield	0 50 100 m
Source of Site	Hope Homes	N N
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	·	rea), RE1, RE2, RE5, RES 2, RES 5, RES 6, RES 7, RES 8, RES 10, RES 12, RES 13, IND3,
	•	elivering Infrastructure, ENV 1, ENV 2, ENV 8, ENV 9, ENV 11, ENV 12, ENV 13, ENV
	14, Chapter 6.2 Promoting Sustainable Tr	ransport, 6.4 Sustainable Waste Management.
Most Recent App	06/1098/FL Provision Of 9 No Private De	wellinghouses. Shared Surface Road. Access Bridge Withdrawn
	And Pumping Station	
Planning History	06/1098/FL- Provision of 9 no dwellingho	ouses, shared surface road, access bridge - Withdrawn



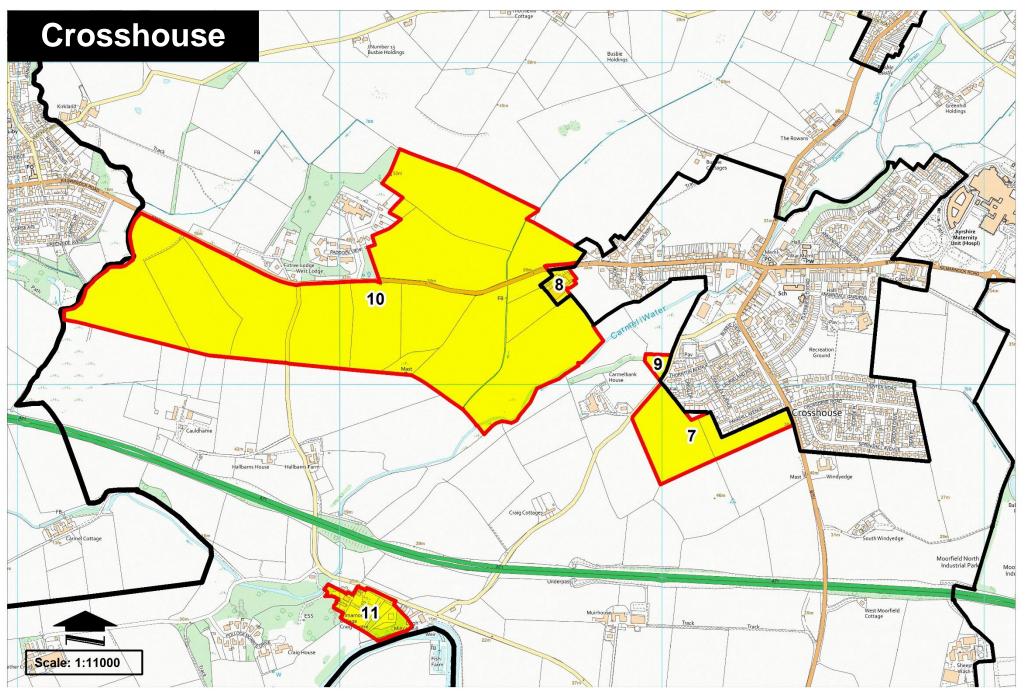
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Strategic Enviro	nmental Assessment (SEA)	Pro forma	
MIR Site Ref	6		
Settlement	Connel Park/Leggate		
Address	Former Knockshinnoch Rail	Site Ref - 6	
	Terminal and Coal Yard		
Description	The site is brownfield and is	717. án	
	located within the settlement		
	boundary of Connel Park, bounded		
	to the east by a dismantled section		0. 9
	of rail line. The site has a planning	ton in the state of the state o	
	history relating to the proposed	No. of the state o	
	residential use and temporary		
	storage structures (15/0691/PP).		
	The site is not allocated as a		Knockharnoth
	development opportunity within		(9) 4 7 4 3
	the EALDP (2017).		1/ 9/
OS Grid Ref	NS6012NE		
Current Use	Brownfield		
Proposed Use	Housing		
Use Description	Residential - 50 units		A
Site Size	2.6ha	0 50 100 m	
Land type	Brownfield	å	N
Source of Site	Hargreaves		
Outside Settlement	No		
Allocations/Props	Rural Diversification Area		
LDP Policies		5, RES 6, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3,	RE 1, RE 2, RE 5, ENV 1, ENV2,
	ENV8, ENV9, ENV11,ENV12, ENV13,	ENV 14, RES 10, RES 11, RES 12, RES 13, TC2, TC3.	
Most Recent App	19/0136/PP Continued Use of Temp	porary Storage and Construction Yard	Approved with Conditions
Planning History		ions, 05/0997/FL - Withdrawn, 15/0691/PP - Approved	with Conditions, 18/0187/PP -
	Approved with Conditions, 19/0136,	• • • • • • • • • • • • • • • • • • • •	

	nmental Assessment (SEA) Pro form	a
MIR Site Ref	54	Site Ref - 54
Settlement	Connel Park/Leggate	Site Rei - 54
Address	Land between 92 and 102 Connell Park	
Description	The area in question is a greenfield site	
	immediately out with the settlement	
	boundaries of Connel Park and Bank Glen. The	
	site has no planning history. The site is found	
	within the Rural Diversification Area, as	
	identified within the EALDP (2017).	
OS Grid Ref	NS6012NE	
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Residential - 3 detached dwellings	
Site Size	0.3ha	
Land type	Greenfield	A
Source of Site	Homer Young Design	0 50 N
Outside Settlement	Yes	25 V V V V V V V V V V V V V V V V V V V
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES 8, RES 11, INC	3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV
	8, ENV 9, ENV12, ENV 14.	
Most Recent App	08/0774/OL Erection of 6 No dwellinghouses, g	
Planning History	07/0606/OL - Withdrawn, 08/0774/OL – Refuse	t the state of the

MIR Site Ref	nmental Assessment (SEA) Pro form 55	Cid Def EE	
Settlement	Connel Park/Leggate	Site Rei - 55	189.6m
Address	Land adjacent to Boig Rd, Connel Park	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Description	The area in question is a greenfield site		
	immediately out with the settlement boundary		
	of Connel Park to the north. The site is located		···
	within the Rural Diversification Area, as		BOJO
	identified within the EALDP (2017). The site has		BOJE ROAD
	no planning history.		ii.i.do
OS Grid Ref	NS6012NE		
Current Use	Agricultural land		
Proposed Use	Housing		*
Use Description	Residential - 3 detached dwellings		Track
Site Size	0.2ha		
Land type	Greenfield		
Source of Site	Homer Young Design	0	50 N
Outside Settlement	Yes		
Allocations/Props	Rural Diversification Area		
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES 8, RES 11, IN	D 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, V	VM 3, WM 8, ENV 6, ENV 8,
	ENV 9, ENV12, ENV 14.		
Most Recent App	05/1117/OL Proposed Erection Of Four Dwellin	ghouses	Approved with Conditions
Planning History	05/1117/OL - Approved with Conditions		



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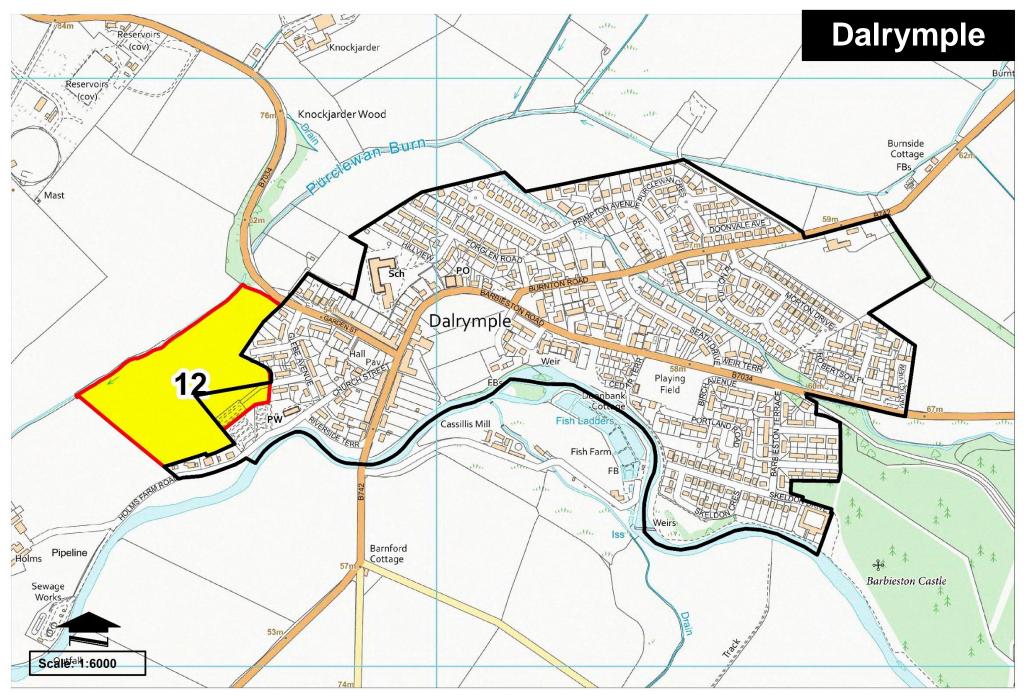
MIR Site Ref	7	Site Ref - 7
Settlement	Crosshouse	One Rei
Address	Gatehead Road	
Description	The site is located to the	
	south-west of Crosshouse	
	and is moderate in scale.	
	The proposed use is	
	residential. The site has	
	previously been submitted	226
	as an application for a	
	residential development	
	which was refused in 2011.	
OS Grid Ref	NS3937NW	
Current Use	Vacant	
Proposed Use	Housing	
Use Description	Residential	
Site Size	6.2ha	Mac
Land type	Greenfield	A
Source of Site	Hope Homes	0 50 100 m
Outside Settlement	Yes	N.
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6	, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV
	ENV11,ENV12, ENV13, RES 10	, RES 12, RES 13.
Most Recent App	N/A	
Planning History	N/A	

MIR Site Ref	8			
Settlement	Crosshouse	Site Ref - 8		
Address	Holmes Farm, Irvine Rd			
Description	The site is contained within the			
	settlement boundary of			
	Crosshouse. The site has a	28.3m		
	planning history dating back to			
	2005, concerning the			
	demolition of agricultural			
	buildings and change of uses.			
	The site is not currently	Holm		
	designated as a development			
	opportunity site within the			
	EALDP (2017).			
OS Grid Ref	NS3838SE			
Current Use	Agricultural land			
Proposed Use	Housing			
Use Description	Residential - 16 units	The same of the sa		
Site Size	0.8ha			
Land type	Brownfield	0 50 100		
Source of Site	Alan Neish			
Outside Settlement	No			
Allocations/Props	Rural Protection Area			
LDP Policies	RES 1, RES 11, TC2, TC3, OP1, OP2, ROUR 1, TOUR 2, RE1, RE2, RE5, ENV2, ENV8, ENV9, ENV11, ENV12, ENV13, ENV14, RES			
	10, RES 12, RES 13, Chapter 6.2 Promoting Sustianable Transport, Chapter 6.3 Delivering Infrastructure, Chapter 6.4			
	Sustainable Waste Management.			
Most Recent App	17/1082/PPP Proposed Resident	ial Development involving demolition of farm buildings Approved with Condition		
	Approved with Conditions			
Planning History	05/0801/FL - Approved with Cond	litions, 16/0234/PP, Refused, 17/1082/PPP- Pending		

MIR Site Ref	9	Site Ref - 9	
Settlement	Crosshouse		
Address	Land at Crosshouse		
Description	The site in question is modest in scale and is located to the south-west of Crosshouse off of Thornton Avenue. However, the site crosses the U18, an established development		
	boundary for the settlement of Crosshouse.		
OS Grid Ref	NS3838SE	46	
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Residential		
Site Size	0.4ha		
Land type	Greenfield		
Source of Site	Aaron McCatney	0 50	
Outside Settlement	Yes	N -	
Allocations/Props	Rural Protection Area		
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6. RES	S 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,	
	ENV11,ENV12, ENV13, RES 10, RES 13.		
Most Recent App	N/A		
Planning History	N/A		

Strategic Enviro	nmental Assessment (SEA) Pro	forma	
MIR Site Ref	10		
Settlement	Crosshouse	Site Ref - 10	
Address	Land west of Holmes Farm	One Report	
Description	The site is extensive and is located between Crosshouse and Springside (North Ayrshire). To the west, the boundary follows the extent of the authority. This would constitute a significant extension of Crosshouse. The site is contained within the Rural Protection area as identified within the EALDP (2017), and is not allocated as a		
	development opportunity site.		
OS Grid Ref	NS3838SW		
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Residential		
Site Size	65.2ha	Λ	
Land type	Greenfield	0 50100 m	
Source of Site	Jennifer Smith		
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,		
	ENV11,ENV12, ENV13, RES 10, RES 12, RES 13.		
Most Recent App	N/A		
Planning History	N/A	·	

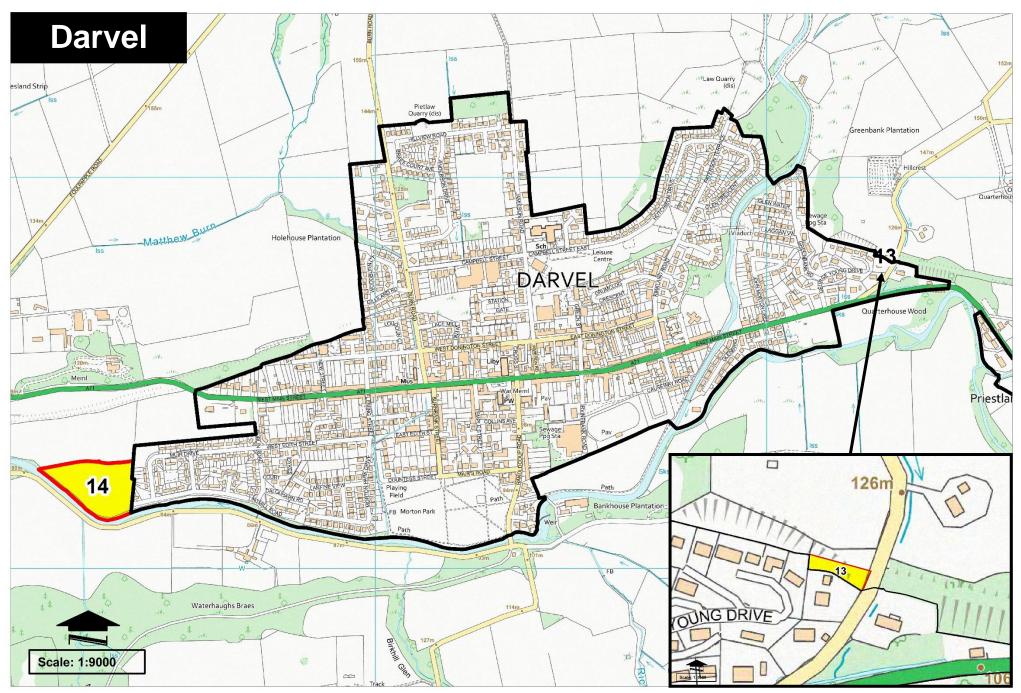
Strategic Enviro	nmental Assessment (SEA) Pi	o forma
MIR Site Ref	11	
Settlement	Crosshouse	Site Ref - 11
Address	Craig Campus (old Kilmarnock	Garden Cottage
	College)	
Description	The site is a former Kilmarnock	
	College site and is located along the	
	edge of the authority boundary. It is	
	not considered to be sustainably	
	located. Due to its previous use, the	
	site has a significant planning history.	
	The site is found within the Rural	College Kilmarnock College
	Protection Area.	Craig Centre
OS Grid Ref	NS3837SW	Q ₀ Q ₀ Milhouse
Current Use	Vacant land/former site compound	0, 0, 0,
Proposed Use	Housing	
Use Description	Residential	
Site Size	2.5ha	Co Cores, P Cores & UA Buty
Land type	Brownfield	0 50 100 m
Source of Site	Alan Neish	N'-
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, F	ES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12,	RES 13, Chapter 6.3 Delviering Infrastructure, Chapter 6.2 Promoting Sustainable
	Transport, Chapter 6.4 Sustainable Was	ste Management.
Most Recent App	19/0428/PP Alterations to listed bou	ndary wall to form a new access road into walled Appeal Lodged
	garden.	
Planning History	99/0322/FL - Approved with Conditions	s, 03/1122/OL - Withdrawn, 04/0018/LB - Withdrawn, 19/0428/PP - Refused



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MIR Site Ref	12	
Settlement	Dalrymple	City Def 40
Address	Farm Road	Site Ref - 12
Description	The site is located to the west of	
	Dalrymple, extending off of Church Street,	
	Holmes Farm Road and Glebe Avenue. The	
	site is within the Rural Diversification Area	
	as identified within the EALDP (2017) and	
	incorporate PROP 9. A planning	ON THE PROPERTY OF THE PROPERT
	application (05/1306/FL) was submitted	
	for 20 residential dwellings and refused in	
	2012.	The state of the s
OS Grid Ref	NS3514SE	
Current Use	Agricultural land	
Proposed Use	Housing	Dirytyle Palch Church
Use Description	Residential - 20 semi-detached affordable	
	dwellings and 35 detached bungalows	
Site Size	5.3ha	naegs &
Land type	Greenfield	0 50 100 m
Source of Site	Baby Hydro	
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area; PROP 9 (Proposal	
LDP Policies	OP1, OP2, ENV 7 (Sensitive Landscape Area), TC1, TC2, RE1, RE2, RE5, RES 2, RES 5, RES 6, RES 7, RES 8, RES 10, RES 12, RES
	13, IND3, TOUR 1, TOUR 2, TOUR 3, Chapte	r 3. Placemaking, Chapter 6.3 Delivering Infrastructure, Chapter 6.4 Sustainable
	Waste Management, ENV 1, ENV 2, ENV 8	, ENV 9, ENV 11, ENV 12, ENV 13, ENV 14, Chapter 6.2 Promoting Sustainable
	Transport, 6.4 Sustainable Waste Managem	ent.
Most Recent App	N/A	
Planning History	N/A	

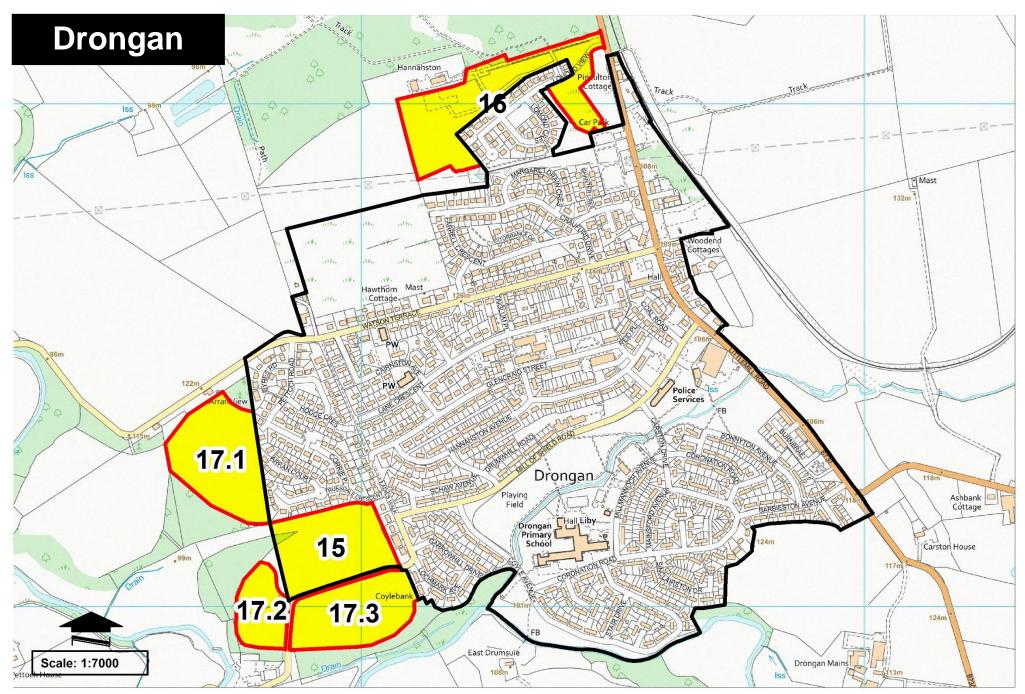


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MIR Site Ref	13		
Settlement	Darvel	Site Ref - 13	
Address	N/A	-44///////	
Description	The site in question is a brownfield site immediately out with the Darvel settlement boundary and formerly part of a railway line and embankment. The site is small and could only occupy a single unit. The site has a planning history relating to residential use (05/0942/FL; 12/0109/pp; 13/0010/PP),		
OS Grid Ref	with all applications being refused.		/////
Current Use	NS5737NW		
	Greenfield, outside settlement boundary		
Proposed Use	Housing		
Use Description	Proposed realignment of settlement		
Site Size	boundary and residential- 1 unit		
	0.1ha		\int_{i}^{t}
Land type Source of Site	Brownfield	0	N
Outside Settlement	Mhairi Shaw		
	Yes		
Allocations/Props	Rural Diversification Area		
LDP Policies		, IND 3, OP1, OP2, TOUR 1, TOUR 2, RE1, RE2	, RE5, ENV 1, ENV 2, ENV 8,
M (D)	ENV 9, ENV 11, ENV 12, ENV 13, ENV 14, F	lES 10, RES 12, RES 13	
Most Recent App	12/0751/PP Proposed dwelling		Withdrawn
Planning History	05/0942/FL - Refused, 10/0868/PPP - Refused	d, 12/0109/PP - Refused, 12/0751/PP - Refused	

MIR Site Ref	nmental Assessment (SEA)	Site Ref - 14
Settlement	Darvel	Site Rei - 14
Address	Land west of Darvel	
Description	The site in question is a greenfield	
	site immediately out with the	
	Darvel settlement boundary. The	
	site is adjacent to the River Irvine.	
	The site has no planning history	
	and is not allocated within the	
	EALDO (2017).	
OS Grid Ref	NS5537SW	W D
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Residential	
Site Size	2.4ha	
Land type	Greenfield	A :
Source of Site	Mary Callan	0 50 100 m
Outside Settlement	Yes	N N
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7,	, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 1	12, RES 13.
Most Recent App	N/A	
Planning History	N/A	



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MIR Site Ref	15		
Settlement	Drongan		
Address	Mill O' Shield Road	Site Ref - 15	8
Description	The site is located to the west of Drongan		
	and is currently allocated as a housing		
	opportunity site in the EALDP (2017). The		1 18
	site is bounded by residential dwellings to		
	the north and east of this sites extents.		
	The site has a live planning application for	4. 0.	
	the erection of 52 dwellinghouses	٠.	
	(07/0075/FL), which is pending		-
	consideration.	<u>ب</u>	116.7m
OS Grid Ref	NS4318SE		
Current Use	Designated residential site		117.7m
Proposed Use	Housing		
Use Description	Residential - Continue as a residential site		
Site Size	3.2ha		
Land type	Greenfield	0 50	100 m
Source of Site	McInally Associates, 16 Robertson Street,	110.9m	
	Glasgow, G2 8DS	10-11	
Outside Settlement	No	L	
Allocations/Props	273H		
LDP Policies	RES 1, RES 2, RES 3, RES 5, RES 6, RS 8, RES	9, RES 10, RES 12, RES 11, RES 13, INF 4, IND 3, T	OUR 1, TOUR 2, TOUR 3, TC2,
	TC3, OP1, OP2, RE1, RE2, RE5, ENV1, ENV2,	ENV8, ENV9, ENV11, ENV12, ENV13 and ENV14.	
			1
Most Recent App	07/0075/FL Erection of 52 Dwellinghouses	<u> </u>	Pending Consideration

Strategic Environmental Assessment (SEA) Pro forma

MIR Site Ref Settlement Address Description

16

Drongan

Martnaham Way

The site is located to the north of Drongan and is out with the settlement boundary. The site surrounds a residential cul-de-sac (Lomond Crescent). To the west and east of the site are large areas of woodland network. The site has a significant planning history relating to the proposed use.

OS Grid Ref
Current Use
Proposed Use
Use Description
Site Size
Land type
Source of Site
Outside Settlement
Allocations/Props
LDP Policies

NS4419SW

Greenfield

Housing

Residential

4.4ha

Greenfield

Hope Homes

Yes

Rural Diversification Area

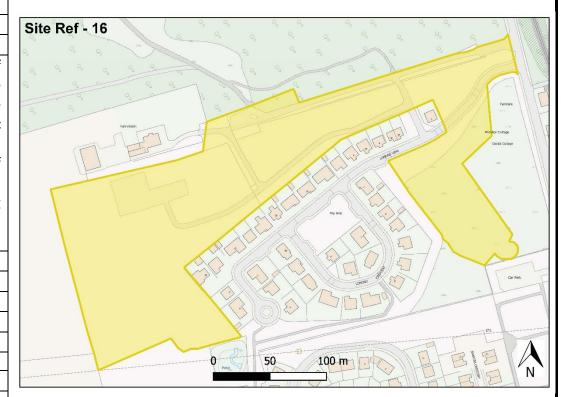
RES 1, RES 2, RES 3, RES 5, RES 6, RS 8, RES 9, RES 10, RES 12, RES 11, RES 13, INF 4, IND 3, TOUR 1, TOUR 2, TOUR 3, TC2, TC3, OP1, OP2, RE1, RE2, RE5, ENV1, ENV2, ENV8, ENV9, ENV11, ENV12, ENV13 and ENV14.

Most Recent App Planning History

19/0838/AN Prior Notification for Farm-related Building Works (Non-residential)

Permitted Development

97/0323/FL - Approved with Conditions, 01/0502/OL - Approved with Conditions, 04/0978/RM - Approved with Conditions, 05/0357/FL - Approved with Conditions, 06/0415/FL - Withdrawn, 14/0494/AN - Approved, 19/0838/AN - Permitted Development



Strategic Environmental Assessment (SEA) Pro forma

MIR Site Ref Settlement Address Description 17.1 Drongan

Land at Water of Coyle

The site is located to the west of Drongan. The site is surrounded by woodland to the west and residential dwellings to the east. There is no planning history to the site. The site is contained within the Rural Diversification Area, as identified within the EALDP (2017).

OS Grid Ref Current Use Proposed Use Use Description

se Description R

Site Size
Land type
Source of Site
Outside Settlement
Allocations/Props
LDP Policies

Most Recent App Planning History

NS4318SE

Agricultural land

Housing

Residential - Designated the remaining site for residential

3.5ha

Greenfield

Hope Homes

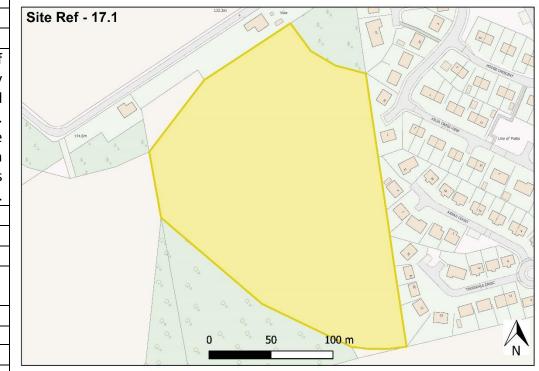
Yes

Rural Diversification Area

RES 1, RES 2, RES 3, RES 5, RES 6, RS 8, RES 9, RES 10, RES 12, RES 11, RES 13, INF 4, IND 3, TOUR 1, TOUR 2, TOUR 3, TC2, TC3, OP1, OP2, RE1, RE2, RE5, ENV1, ENV2, ENV8, ENV9, ENV11, ENV12, ENV13 and ENV14.

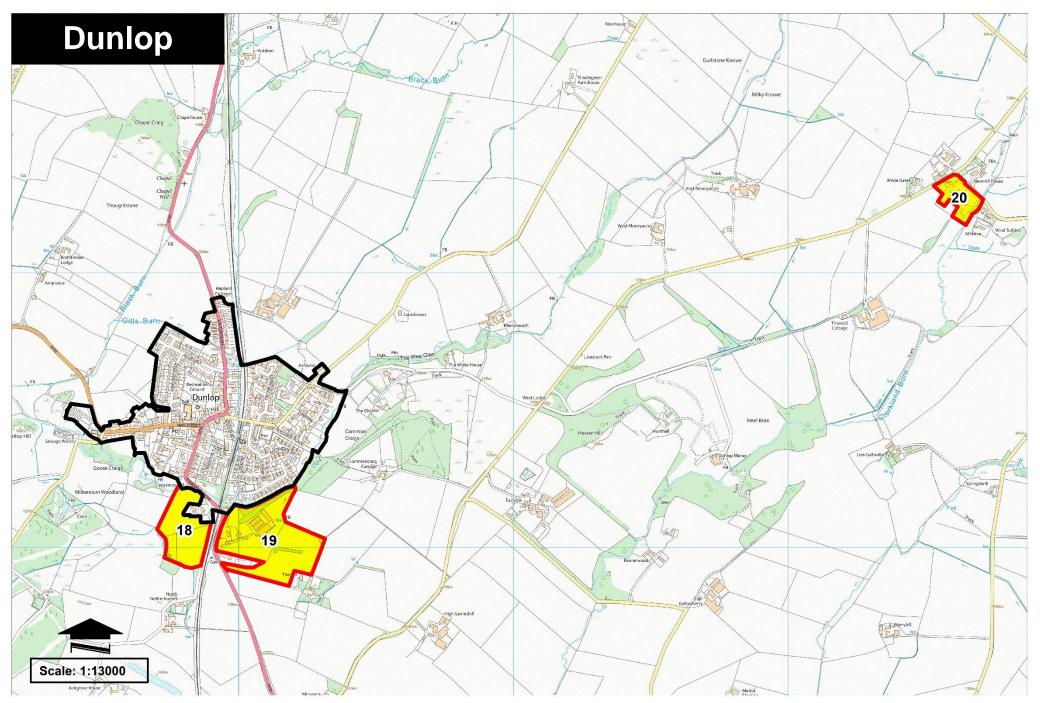
N/A

N/A



Strategic Enviro	nmental Assessment (SEA) Pi	ro forma
MIR Site Ref	17.2	
Settlement	Drongan	
Address	Land at Water of Coyle	Site Ref 17.2
Description	The site is located to the south-west	φ, φ, φ,
	of Drongan, to the west of PIP sites	
	31.3 and 28. The site alone, is not	Ψ Φ.
	considered to be sustainably located	
	as a result. The site is partially located	φ. φ.
	within woodland. There is no planning	
	history to the site. The site is	110.9m
	contained within the Rural	Q. Q.
	Diversification Area, as identified	9.
	within the EALDP (2017).	
OS Grid Ref	NS4318SE	
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Residential - Designated the	
	remaining site for residential	A
Site Size	1.4ha	0 50 100 m
Land type	Greenfield	
Source of Site	Hope Homes	
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies		3, RES 9, RES 10, RES 12, RES 11, RES 13, INF 4, IND 3, TOUR 1, TOUR 2, TOUR 3,
		V1, ENV2, ENV8, ENV9, ENV11, ENV12, ENV13 and ENV14.
Most Recent App	N/A	
Planning History	N/A	

Strategic Enviro	nmental Assessment (SEA) Pro	o forma	
Settlement		Site Ref - 17.3	
	Drongan	117.7m	
Address	Land at Water of Coyle		
Description	The site is located to the south-west of		
	Drongan, to the west of PIP sites 31.3	1 1	
	and 28. The site alone, is not		
	considered to be sustainably located as		
	a result. The site is partially located	110.9m	
	within woodland. There is no planning		
	history to the site.		
OS Grid Ref	NS4417NW	/ · · · · · · · · · · · · · · · · · · ·	
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Residential - Designated the remaining		
	site for residential		
Site Size	2.9ha	Apan G	
Land type	Greenfield	0 0 50 100 m	
Source of Site	Hope Homes	0 % 50 100 m	
Outside Settlement	Yes		
Allocations/Props	Rural Diversification Area		
LDP Policies	RES 1, RES 2, RES 3, RES 5, RES 6, RS 8, F	RES 9, RES 10, RES 12, RES 11, RES 13, INF 4, IND 3, TOUR 1, TOUR 2, TOUR 3, TC2,	
	TC3, OP1, OP2, RE1, RE2, RE5, ENV1, EN	V2, ENV8, ENV9, ENV11, ENV12, ENV13 and ENV14.	
Most Recent App	N/A		
Planning History	N/A	•	
	·		



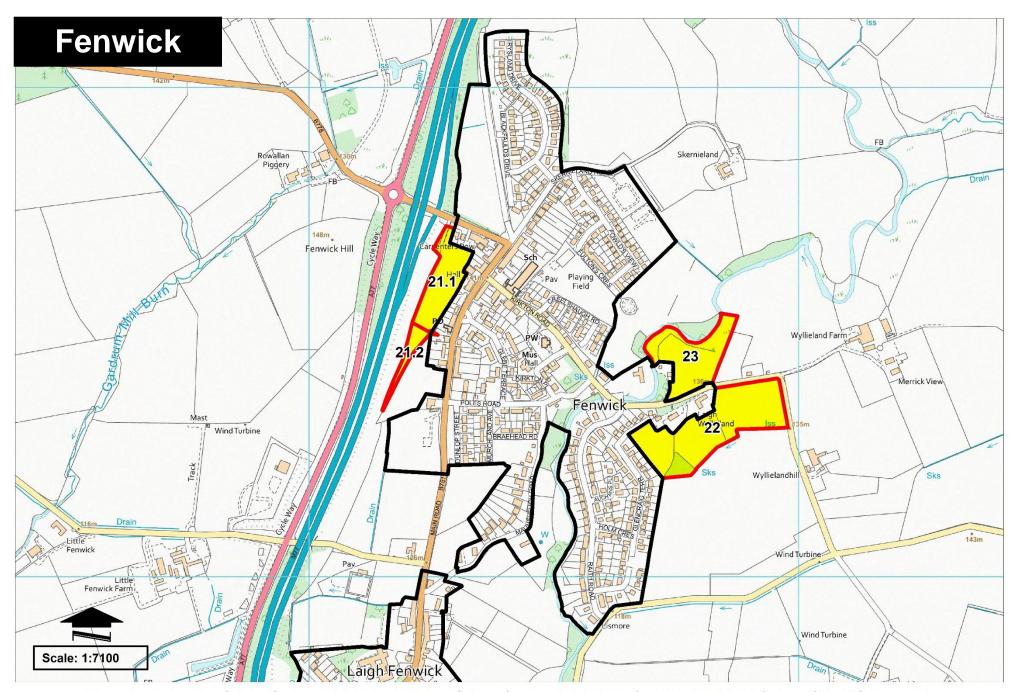
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MIR Site Ref	18	Site Ref - 18
Settlement	Dunlop	Lourise ()
Address	Land at Stewarton Road	Lady's Steps
Description	The site is located off to the west of	Bridge
	the A735, to the south of Dunlop.	Gao M
	The site has no recent planning	Thirmood Million Higher (6)
	history and has not been previously	
	allocated within the EALDP (2017) or	
	the LP (2010).	
OS Grid Ref	NS4049SE	
Current Use	Designated as residential site	Coace
Proposed Use	Housing	
Use Description	Residential	As also the same and the same a
Site Size	3.6ha	пи
Land type	Greenfield	
Source of Site	Mhairi Shaw Planning	0 50 100 m
Outside Settlement	Yes	0 30 100 III
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, R	ES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, EN
	ENV11,ENV12, ENV13, RES 10, RES 12	
Most Recent App	N/A	
Planning History	N/A	·

MIR Site Ref	nmental Assessment (SEA) F		
Settlement	Dunlop	Site Ref 19	
Address	Land east of Stewarton Rd		
Description	The site is located to the south of		
Decemplion:	Dunlop and is located out with the	The second secon	
	settlement boundary. The A735	State	
	bounds the site to the west and		
	currently the site is used for	time ₁₂	
	agricultural activity. The site is		
	located within the Rural Protection	NONE CONTON	
	Area.		
OS Grid Ref	NS4149SW	Critic Care	
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Residential - Masterplan including	on months	
Occ Becomplien	affordable housing		
Site Size	8.0ha		
Land type	Greenfield	South P. C.	
Source of Site	Alan Neish	0 50 100 m	N
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies		RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4	I DEC 6
LDI I Olicies	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES		+ KES O
Most Recent App		se To Form Residential Development Comprising 11 No Withdrawn	
most necent App			
		Roads And Footpaths And Formation Of New Access	
Planning History	Roadway		
Flaming mistory	04/0688/RM - Withdrawn		

MIR Site Ref	20		
Settlement	Dunlop	Site Ref - 20	(1) 8/1
Address	Former Howies Grain Mill, north of		
	Dunlop	Mil View	Newmill House
Description	The site is located to the north east	180.5m	
	of Dunlop and is within the Rural		
	Protection Area, as defined within		
	the EALDP (2017). There are a		
	number of farm buildings in the	> /	
	immediate vicinity of the site. The		Newmill Bridge
	site has a planning history relating to		
	its previous use.		
OS Grid Ref	NS4350SE		
Current Use	Former college building and		
	grounds		Cott
Proposed Use	Housing		IIIIA THE
Jse Description	Residential - 22 units		The state of the s
Site Size	1.6ha		
_and type	Brownfield	0 50	100/m Millbrae
Source of Site	Thomson Hunter Architects		N
Dutside Settlement	Yes		
Allocations/Props	Rural Protection Area		
_DP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2	RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV	13 ENV 14 RES 2 RES 4 RE
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES	S 12 RES 13	
Most Recent App	18/0572/PPP Proposed new housing	g development	Withdrawn
Planning History	03/0656/FL - Approved with Condition	ons, 08/0344/FL - Approved with Conditions, 05/1249/F	L - Approved with Condition



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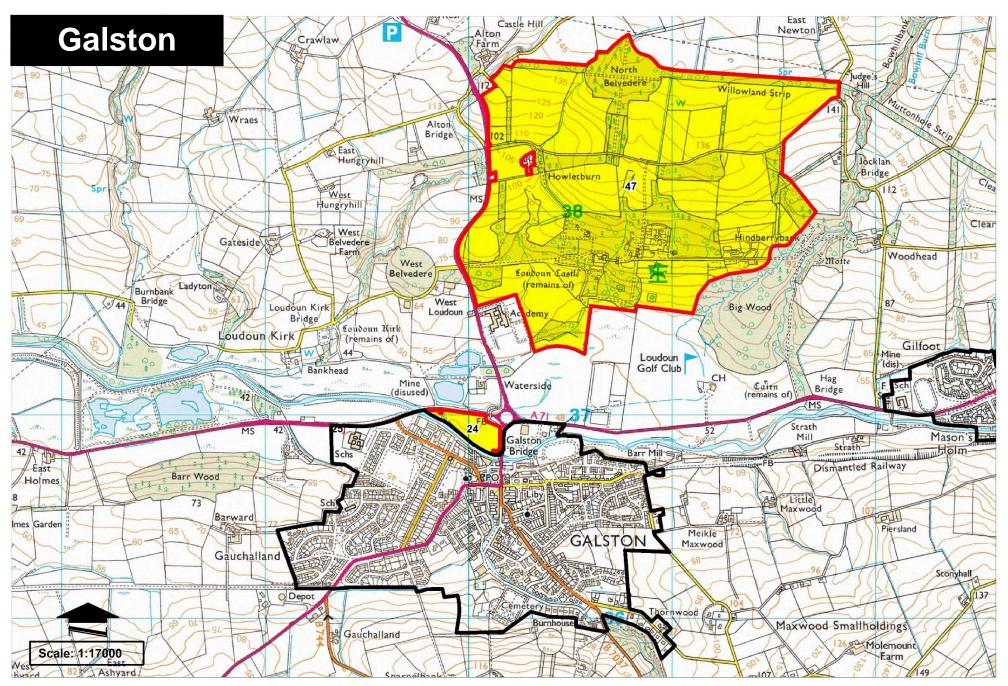
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Strategic Enviro	nmental Assessment (SEA) Pro form	na
MIR Site Ref	21.1	Site Ref -21.1
Settlement	Fenwick	Smithy
Address	Behind Fenwick Arms, adjacent to M77 B	
Description	The sites 16.1 and 16.2 are located along the	
	north-west edge of the settlement of Fenwick.	
	The site is bounded by the M77 to west and it	
	currently vacant land. The site would be	
	accessible from Stewarton Road. This sites are	
	found within a predominantly residential area.	
OS Grid Ref	NS4643NW	
Current Use	Vacant land/former site compound	
Proposed Use	Other	
Use Description	SuDS	Gas
Site Size	0.3ha	Garage U 9 8
Land type	Brownfield	NAME OF THE PROPERTY OF THE PR
Source of Site	ASJ Ventures Ltd.	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8, TO	UR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12, RES 13.	
Most Recent App	N/A	
Planning History	N/A	

MIR Site Ref	21.2	Site Ref -21.2
Settlement	Fenwick	ORE REV. E. I. E.
Address	Behind Fenwick Arms, adjacent to M77 A	
Description	The sites 16.1 and 16.2 are located along	Carposity's
	the north-west edge of the settlement of	Georgia de la companya del companya de la companya della companya
	Fenwick. The site is bounded by the M77	
	to west and it currently vacant land. The	The The
	site would be accessible from Stewarton	John Fulton Memorial Hall
	Road. This sites are found within a	
	predominantly residential area.	
OS Grid Ref	NS4643NW	
Current Use	Vacant land/former site compound	
Proposed Use	Housing	
Use Description	Residential - 30 units	
Site Size	1.2ha	
Land type	Brownfield	
Source of Site	ASJ Ventures Ltd.	0 5mty 50 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8	3, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9
	ENV11,ENV12, ENV13, RES 10, RES 12, RES	
Most Recent App	N/A	
Planning History	N/A	

Strategic Enviro	nmental Assessment (SEA) Pro	forma		
MIR Site Ref	22	Site Ref - 22		
Settlement	Fenwick	The Products		
Address	Land at Laigh Wyllieland and Glencraig			
Description	The site is located to the north-west of	135.9m		
	the settlement boundary of Laigh			
	Fenwick. This is a large site would could			
	accommodate a moderate number of	Lays Mylerend		
	residential units. The site has no planning	Genous		
	history.	194.7m		
OS Grid Ref	NS4643SE	ISSNES		
Current Use	Former petrol station			
Proposed Use	Housing			
Use Description	Residential - 12-14 units			
Site Size	2.9ha	Sids		
Land type	Greenfield			
Source of Site	ASJ Ventures Ltd - Agent	0 50 100 m		
Outside Settlement	Yes	N		
Allocations/Props	Rural Protection Area			
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8	3, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,		
	ENV11,ENV12, ENV13, RES 10, RES 12, RE	S 13.		
Most Recent App	N/A			
Planning History	N/A			

MIR Site Ref	23	Site Ref - 23	
Settlement	Fenwick		
Address	Land at Dewars Farm,		
Description	The site is out with the settlement		
	boundary of Fenwick to the east. The	, min Q Q Q Q	
	site is bounded to the north and west	Fenwick Water	7
	by the Fenwick Water. The boundary		
	follows the flow of the river. The site is	and Go	
	5 hectares in size. The site has no	4	
	planning history.		
OS Grid Ref	NS4643SE	Aud Creio	
Current Use	Vacant	Aud Urag Dewars Holm	
Proposed Use	Housing		
Use Description	Residential - 1 units or bigger		
Site Size	1.6ha	135.9m	
Land type	Greenfield		Λ
Source of Site	Source of site:	0 50° 100 m	N
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area; Previously designate	ated as 406H.	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES	8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, EN	V8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12, RI	ES 13.	
Most Recent App	N/A		
Planning History	N/A	·	



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Strategic Enviro	nmental Assessment (SEA) Pro fo	rma
MIR Site Ref	24	Site Ref - 24
Settlement	Galston	
Address	Harvest Field, Galston roundabout	Share and the state of the stat
Description	The site is greenfield in nature and borders	and the state of t
	the Galston settlement boundary to the	3 0 0 0 0 0
	north. The site is found within the Rural	touring The Court of the Court
	Protection Area. The site is bounded to the	
	south by the River Irvine and the A71 to the	
	north. The site does not have a planning	(e) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1
	history.	
OS Grid Ref	NS5036NW	Poul Pull Ross
Current Use	Vacant greenfield, south of roundabout	The contract of the contract o
Proposed Use	Housing	The state of the s
Use Description	Residential	
Site Size	3.7ha	
Land type	Greenfield	Golston A
Source of Site	Paterson Partners	Too my N
Outside Settlement	Yes	TO THE PARTY HE PARTY
Allocations/Props	Rural Protection Area	
LDP Policies		RES 11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6,
	ENV 8, ENV 9, ENV12, ENV 14.	
Most Recent App		ange unit to internet cafe and formation of a Refused
	service layby	
Planning History	08/0777/FL - Refused, 10/0058/PP - Refused	

Strategic Enviro	nmental Assessment (SEA) Pro fo	orma
MIR Site Ref	25	Site Ref - 25
Settlement	Galston	
Address	Riverside Filling Station	
Description	The site in question is brownfield in nature. The site was formerly a petrol station and is located within the settlement boundary of Galston. The site has a planning history which relates to its former use. The site is currently unallocated within the EALDP (2017).	
OS Grid Ref	NS4936NW	
Current Use	Agricultural land	
Proposed Use	Other	
Use Description	Commercial use	
Site Size	0.2ha	Δ.
Land type	Brownfield	Filling Station
Source of Site	Daniel McLean c/o Graham and Sibbald.	Tilling Station
Outside Settlement	No	
Allocations/Props	N/A	
LDP Policies	OP1, OP2, RES11, TC2, TC3, T1, T2, T3, INF2,	INF4, INF5, WM1, WM3, WM8, ENV6, ENV8, ENV9, ENV11, ENV12, ENV13,
	ENV14	
Most Recent App	19/0443/PP Change of use from petrol fillin centre (sui generis)	g station with ancillary shop (class 1) to van sales Approved with Conditions
Planning History	06/1164/AD - Approved, 07/0039/FL - Appro	oved, 19/0443/PP - Approved with Conditions

Strategic Environment Environment Strategic Environment
OS Grid Ref Current Use Proposed Use Use Description Site Size Land type Source of Site Outside Settlement Allocations/Props LDP Policies

c Environmental Assessment (SEA) Pro forma 47

Galston

Loudoun Castle Estate

The Loudoun Castle estate is a large site within the immediately vicinity of the Galston settlement area, enclosing A Listed Buildings and Historic Gardens. The site is allocated as a Miscellaneous Development Opportunity within the EALDP (2017). The site has a planning history relating to the proposed use.

NS5038SE

Brownfield

Housing

Leisure and Tourism

183.0ha

Brownfield

Loudoun Woods Homes Ltd.

Yes

Rural Protection Area, Miscellaneous Opportunity, Historic Gardens and Designed Landscapes.

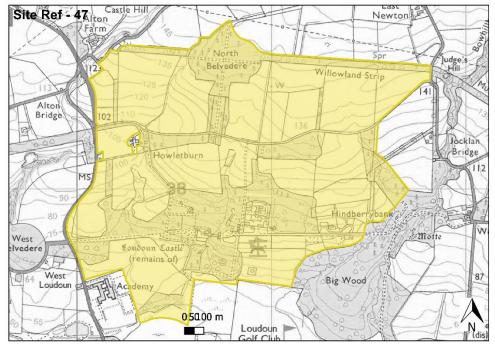
OP1, OP2, RES 1, RES 2, RES3, RES 5, RES 8, RES 11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV 8, ENV 9, ENV12, ENV 14.

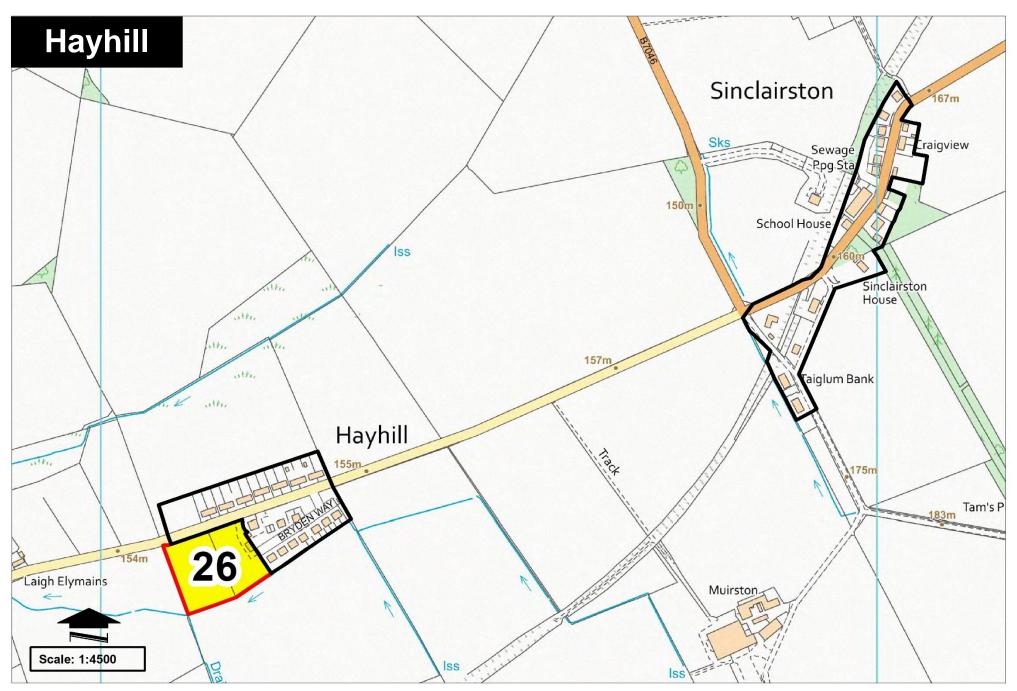
Most Recent App Planning History

19/0638/PP Erection of 2 no. holiday lodges

Withdrawn

10/0938/PP - Refused, 12/0087/PP - Refused, 12/0187/PP - Approved with Conditions, 12/0209/PP - Approved with Conditions, 12/0584/PP - Approved with Conditions, 12/0756/PP - Approved, 13/0028/EIASCR - EIA Required, 13/0028/PP -Approved, 13/0031/EIASCR - EIA required, 13/0086/PP - Approved with Conditions, 14/0632/PP - Approved, 14/0852/PPP -Withdrawn, 15/0015/PREAPP - Approved, 15/0088/PP - Approved with Conditions, 15/0271/PP - Approved with Conditions, 15/0451/PP - Withdrawn, 15/0676/PPP - Refused, 16/0049/PP - Refused, 17/0419/PP - Approved with Conditions, 18/0014/PP - Approved with Conditions, 19/0638/PP - Withdrawn

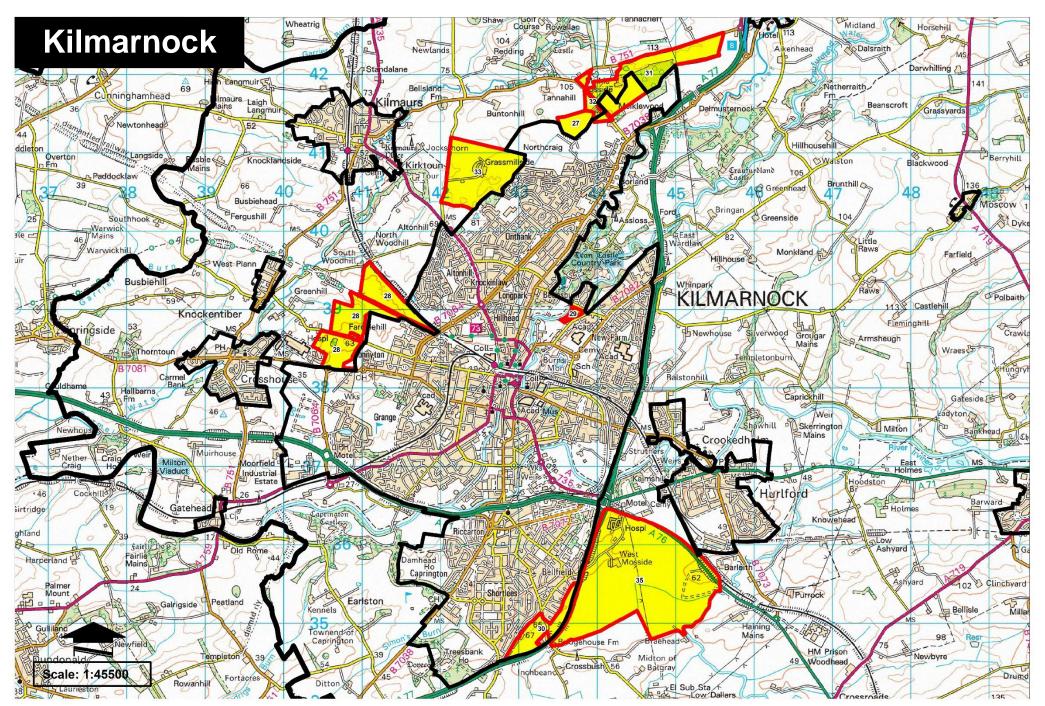




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MIR Site Ref	26	Site Ref - 26
Settlement	Hayhill	Hayhill House
Address	Hayhill West	
Description	The site is located out with the	LB CONTRACTOR OF THE PROPERTY
	settlement boundary of Hayhill,	gryddo
	south-west of Sinclairston. This is a	
	large site by comparison to the scale	
	of the existing settlement. The site	
	has a planning history which relates to	
	the proposed use (19/0191/PPP).	
OS Grid Ref	NS4616SW	
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Residential - 25 units	
Site Size	1.0ha	
Land type	Greenfield	
Source of Site	Hayhill Developments Ltd	Λ
Outside Settlement	Yes	50 100 m
Allocations/Props	Rural Diversification Area	
LDP Policies	RES 5, RES 6, RES 7, RES 8, IND3, TOUR	3, RES 2,OP1, OP2, TOUR 1, TOUR 2, ENV 1, ENV 2, ENV 8, ENV9, ENV 11, ENV 12,
	ENV 13, ENV 14, RES 10, RES 12 and RE	5 13.
Most Recent App	19/0191/PPP Residential developmen	Refused
Planning History	19/0191/PPP - Refused	·



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Strategic Enviro	nmental Assessment (SEA)	Pro forma
MIR Site Ref	27	Site Ref - 27
Settlement	Kilmarnock	Office No. 27
Address	North Craig reservoir	
Description	The site is located to the north of	NAZOS CONTRACTOR DE CONTRACTOR
	Kilmarnock's settlement boundary.	
	The site is flat and marshy,	
	formerly utilised as a reservoir. The	
	site is containde within the Rural	
	Protection Area, as identified	
	within the EALDP (2017). The site	
	has not planning history.	
OS Grid Ref	NS4341SE	
Current Use	Vacant	
Proposed Use	Housing	
Use Description	Residential - 200 units	
Site Size	10.2ha	Motors (etting
Land type	Brownfield	0 50 100 m
Source of Site	Keppie Planning	N'
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7,	RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 1	
Most Recent App	_	West Of The Former North Craig Reservoir To Be Used Refused
	To Infill Area Of Redundant Reservoi	r And Levelled
Planning History	04/1071/FL - Refused	

Strategic Environmental Assessment (SEA) Pro forma

MIR Site Ref Settlement Address Description

28

Kilmarnock

Fardalehill West

The site is question is a very large site, which is located at the edge of the settlement on a mixture of greenfield and brownfield land. The site does not have a planning history. The site is contained within the Rural Protection Area, as identified within the EALDP (2017).

OS Grid Ref Current Use

Proposed Use Use Description

Site Size

Land type

Source of Site

Outside Settlement

Allocations/Props

LDP Policies

Most Recent App Planning History

NS4038NE

Agricultural land

Housing

Residential

66.3ha

Greenfield

Savills

Yes

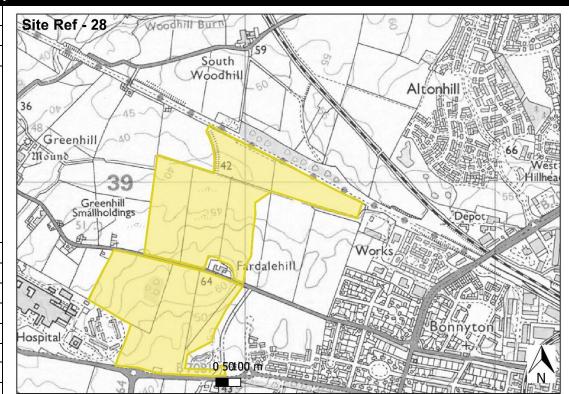
Rural Protection Area

OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9, ENV11,ENV12, ENV13, RES 10, RES 12, RES 13.

02/0377/FL Proposed Extension Of Existing STRS Compound For A Heating Installation

Approved with Conditions

02/0377/FL - Approved with Conditions



MIR Site Ref	29	
Settlement	Kilmarnock	Site Ref - 29
Address	Land at Dean Road	
Description	The site in question is a small area of protected high quality green space close to Dean Castle Country Park. The site is contained within the settlement boundary. The site has a planning history which relates to the proposed use (19/0816/PP; 18/0554/PPP). These applications were refused.	Notes Pal
OS Grid Ref	NS4338NE	
Current Use	Agricultural land, restored OCCS, active haul road and coal stock yard	
Proposed Use	Housing	
Use Description	Residential	South Days Photoster
Site Size	2.2ha	
Land type	Greenfield	0 50 100 m
Source of Site	Persimmon	
Outside Settlement	No	
Allocations/Props	Safeguarded Open Space	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 R	ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6 ES 13
Most Recent App	19/0816/PPP Erection of residential develo	pment including associated access, infrastructure Refused
	and landscaping.	
Planning History	18/0554/PPP - Refused, 19/0816/PPP - Ref	used

MIR Site Ref	30	Site Ref - 30
Settlement	Kilmarnock	Old Item by
Address	Land at Bridgehousehill/ Shortlees	
Description	This site is allocated in the EALDP 2017 for housing and the Housing Land Audit 2019 programmes	
	around 35 units per year for the	
	coming years. The site has a	
	planning history which relates to the	
	proposed use.	KITTING TO SEE SEE SEE SEE SEE SEE SEE SEE SEE SE
OS Grid Ref	NS4334NW	
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Continue as a residential site	
Site Size	22.2ha	
Land type	Greenfield	
Source of Site	Hope Homes	0 50 100 m
Outside Settlement	No	
Allocations/Props	321H	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2	RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4
	RES 6 RES 7 RES 8 TOUR 3 IND 3 RES 1	0 RES 12 RES 13
Most Recent App	16/0279/PPP Planning permission in	principle for the erection of residential development Pending Decision
	with associated access roads, open sp	ace, landscaping and other required infrastructure
Planning History	16/0279/PPP - Approved with Conditi	ons,

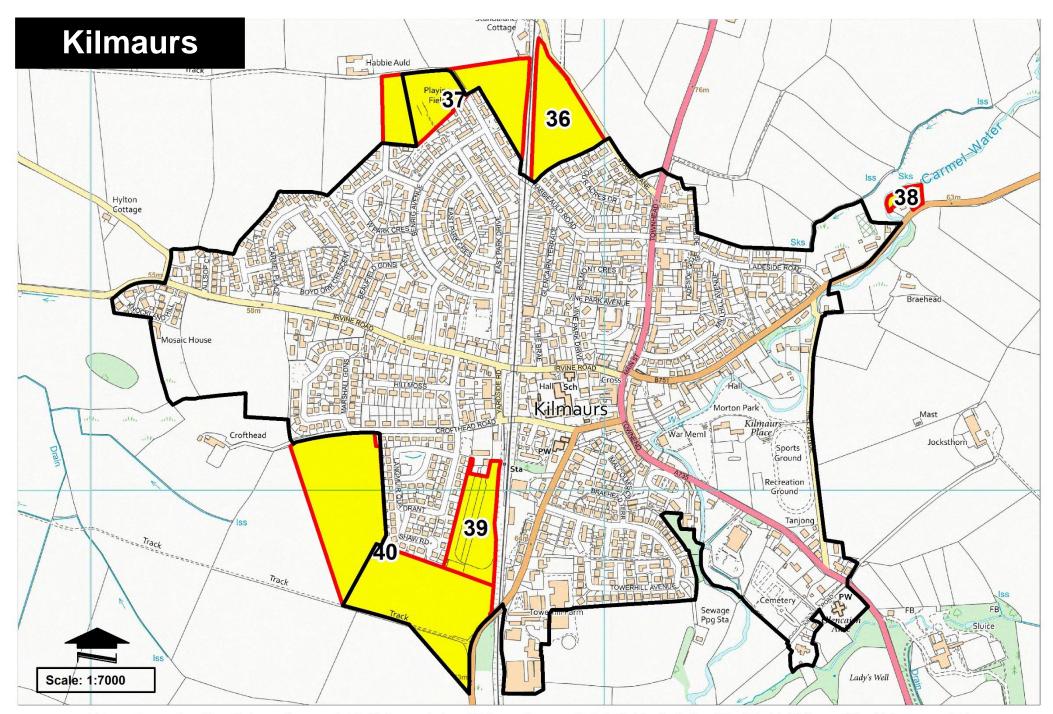
MIR Site Ref	31	
Settlement	Kilmarnock	Site Ref - 31
Address	Meiklewood/Mosside site	Site Ref - 31
Description	The site in question is a large	
	site with a varied character. The	
	site is located to the north of	
	Kilmarnock and parallel to the	
	M77 motorway. The site has a	
	planning history which relates	
	to the proposed mixed use. The	
	site is partially allocated within	
	the EALDP (2017) as a business	
	and industry opportunity site.	
OS Grid Ref	NS4441NE	
Current Use	Part of the site designated as	
	business and industry with	
	remainder use of agricultural	
Proposed Use	Housing/Mixed Use	
Use Description	Residential	
Site Size	60ha	0.5000
Land type	Greenfield	0 50100 m
Source of Site	Morris Homes	
Outside Settlement	No	
Allocations/Props	152B (Partial)	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 F	RE2 RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES
	RES 7 RES 8 TOUR 3 IND 3 RES 10	RES 12 RES 13
Most Recent App	19/0067/PP Change of use of first	st floor to form Class 7 (Hotel) 20 bedrooms and ancillary Approved
	=	n of roof lights.

Strategic Enviro	nmental Assessment (SEA) Pro	o forma	
MIR Site Ref	32		
Settlement	Kilmarnock	Site Ref - 32	
Address	319H, 153B and Land at Northcraig		
	Reservoir		
Description	The site is irregularly shaped and	Col.	
	located on either side of a main road.		
	The site is at the edge of the settlement		
	boundary of Kilmarnock. The site has a		
	planning history which relates to the		
	previous agricultural use. The site is		
	located within the Rural Protection		
	Area, as identified within the EALDP		
	(2017).		X \
OS Grid Ref	NS4341SE		
Current Use	Vacant		
Proposed Use	Housing/Mixed Use		
Use Description	Residential		
Site Size	7.8ha		A
Land type	Greenfield	0 50 100 m	N
Source of Site	Edesign Architecture & Planning,		
Outside Settlement	No		
Allocations/Props	Rural Protection Area		
LDP Policies		5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 1	13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12		
Most Recent App		nt (business, industry, hotel and residential)	EIA required
Planning History	• • • • • • • • • • • • • • • • • • • •	s, 06/0850/FL - Refused, 14/0018/EIASCR- Mixed	use development (business,
	industry, hotel and residential)- EIA requ	ired.	

Settlement		
Autologica	Kilmarnock	Site Ref - 33
Address	Land at Grassmillside	
Description	The site is rural in nature and is	
	located immediately adjacent to the	
	settlement boundary of Kilmarnock.	
	The existing use of the site is	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	agricultural with an existing farm at	
	the centre of the site. The site has a	
	planning history which relates to its	
	previous use.	
OS Grid Ref	NS4240NW	
Current Use	Agricultural/some residential	Community Commun
	dwellings	
Proposed Use	Housing	
Use Description	not specified	
Site Size	61.9ha	
Land type	Greenfield	0 50 100 m
Source of Site	Alex Forsyth	N N
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 R	E5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 1	12 RES 13
Most Recent App		ricultural shed to facilitate new milking parlour and Approved
	additional housing for cattle with slurry	tank below
5 1 1 11 1		
Planning History	• •	ons, 13/0021/EIASCR - EIA Required, 13/0020/PP - Approved with Conditions,
	13/0052/EIASCR - EIA Required, 17/017	¹ 1/PP – Approved

Strategic Environmental Assessment (SEA) Pro forma			
MIR Site Ref	34		
Settlement	Kilmarnock (Hurlford)	Site Ref - 34	A CONTRACTOR OF THE CO
Address	Riccarton Road, Hurlford		PART THE PART
Description	The site is located to the west of		
	Hurlford. The site is bounded to		
	the east by residential dwellings		
	and Kilmarnock Bus Depot. The		
	site is bounded to the west by the		
	A76T.		
OS Grid Ref	NS4436SE		
Current Use	Site of former hospital/vacant		
	land		
Proposed Use	Housing		
Use Description	Mixed use site with masterplan		
	incorporating		
	residential/business/commercial		
Site Size	19.3ha		
Land type	Greenfield		The state of the s
Source of Site	Hope Homes	0 50 100 m	N
Outside Settlement	Yes	1000	
Allocations/Props	Rural Protection Area		
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,		
	ENV11,ENV12, ENV13, RES 10, RES	5 12, RES 13.	
Most Recent App	17/0002/EIASCR Screening opinion for installation of new water main		EIA not required
Planning History	07/0352/FL - Withdrawn, 11/0393	/EB - Application Received, 17/0002/EIASCR - EIA not require	ed

MIR Site Ref	35		
Settlement	Kilmarnock (Kirklandside)		
Address	Kirklandside, Bellfield	Site Ref. 35	CO C
Description	The site in question is a large site predominantly at risk from flooding with former Kirklandside Hospital buildings and scope for the creation of a wetland. The site is identified within the EALDP (2017), as a Future Growth Area (FGA 4). The site has a planning history which relates to its previous use.	Work Bellfield	Mars Mc
Grid Ref	NS4435NW		
Current Use	Designated residential site		100
Proposed Use	Other		7
Use Description	Residential led masterplan with community park and nature conservation wetland, enhancement of flood defences	gehouse	43
Site Size	213.1ha	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 0 00 m
Land type	Greenfield	Bridgehouse Bridge	
Source of Site	Hope Homes		
Dutside Settlement	Yes		
Allocations/Props	Future Growth Area (FGA) 4		
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2	RE5 ENV 1 ENV 2 ENV 8 ENV 9	ENV 11 E
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES	12 RES 13	
Most Recent App	17/0002/EIASCR Screening opinion f	or installation of new water mair	า
Planning History	96/0492/FL - Approved, 97/0161/FL with Conditions, 03/0556/FL - Refuse	• • • • • • • • • • • • • • • • • • • •	



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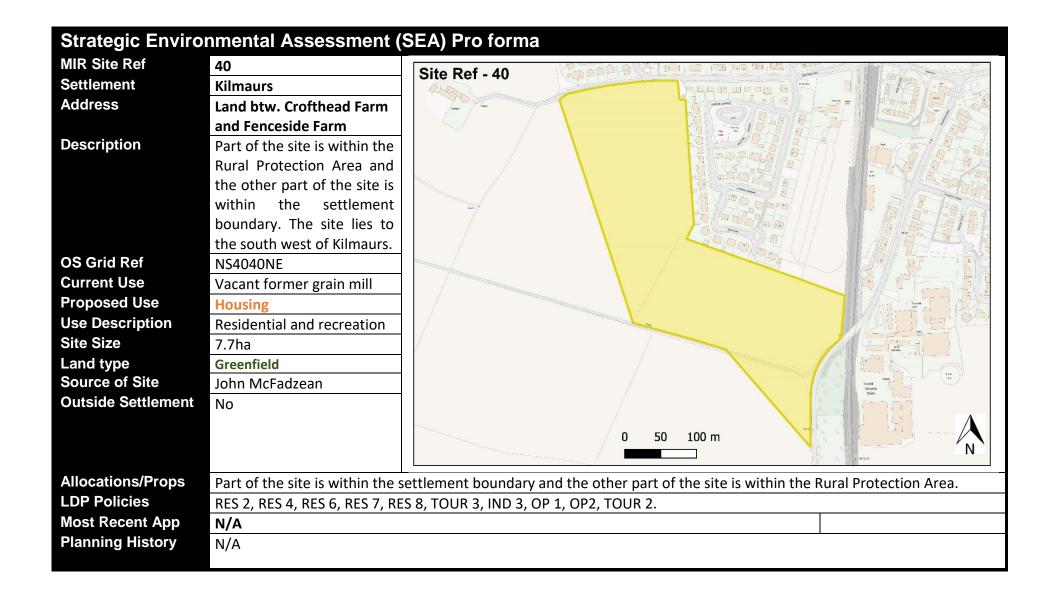
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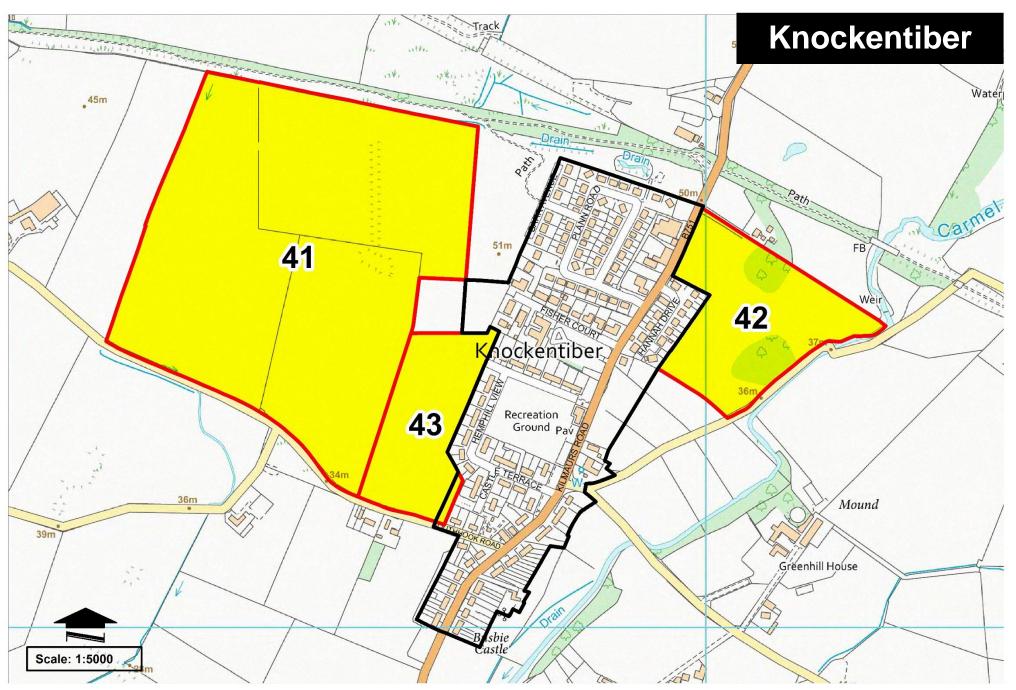
MIR Site Ref	36	Site Ref - 36
Settlement	Kilmaurs	Satisface Carting
Address	Standalane	
Description	The site is located to the north of	
	Kilmaurs and is out with the settlement	
	boundary. The land is currently used as	Trough
	agricultural land. The site has no	MP210
	planning history.	
OS Grid Ref	NS4041NE	
Current Use	Vacant	
Proposed Use	Housing	
Use Description	Residential - 36-40 mix of general and	
	community care needs housing	
Site Size	2.0ha	
Land type	Greenfield	
Source of Site	MacTaggert & Mickel Homes	
Outside Settlement	Yes	A
		0 50 100 m
Allocations/Props	Rural Protection Area	
LDP Policies	RES 2, RES 4, RES 6, RES 7, RES 8, TOU3,	IND 3.
Most Recent App	N/A	
Planning History	N/A	-

	37	
Settlement	Kilmaurs	Site Ref - 37
Address	Land at Habbieauld Road	
Description	The site it located to the north of Kilmaurs. The	Habble Auld
	site is partially contained within the settlement	
	boundary of Kilmaurs and partially out with, in	
	the Rural Protection Area. The site is currently	
	used for agricultural land and there are playing	
	fields located in the middle of the site. The site	Playing Red
	contains an area of safeguarded open space, as	
	identified within the EALDP (2017).	
OS Grid Ref	NS4041NE	
Current Use	Playing pitch/Greenfield	
Proposed Use	Housing	
Use Description	Residential - 80-100 units	
Site Size	3.2ha	
Land type	Greenfield	0 us 50 100 m
Source of Site	Progress Planning	
Outside Settlement	No	
Allocations/Props	Part of the site is located within the settlement	boundary and the other part of the site is located within Rural Protection
	Area. Part of the site is allocated open space in	current LDP.
LDP Policies	RES 1, RES 11, TC2, TC3, INF 4, INF 6, INF 7, OP1	, OP2 ENV1, ENV 2, ENV 8, ENV 9, ENV 11, ENV 12, ENV 13.
Most Recent App	N/A	
Planning History	N/A	•

Strategic Enviro	nmental Assessment (SEA) Pro forn	na	
MIR Site Ref	38		
Settlement	Kilmaurs	Site Ref - 38	
Address	48 Fenwick Road	i. i.e. e. e. e.	
Description	The site is located out with the settlement	,	
	boundary of Kilmaurs to the east and is within		
	the Rural Protection Area. The site is bound by		\ \
	the Carmel Water to the north and west of its		
	extents. The site has a planning history which		
	relates to the proposed residential use.		
OS Grid Ref	NS4141NE		
Current Use	Greenfield		
Proposed Use	Business/Industry		
Use Description	Residential - 2 units		
Site Size	0.2ha	48	1
Land type	Brownfield		A contract of the contract of
Source of Site	Peter Drummond Planning		50 0 N
Outside Settlement	Yes		-
Allocations/Props	The site is within the Rural Protection Area.		
LDP Policies	RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 3, IND 3		
Most Recent App	16/0170/PP Proposed new dwelling house incl		LRB Dismissed
Planning History	14/0546/PPP - Withdrawn, 15/0622/PPP - With	drawn, 16/0170/PP - Refused	

	nmental Assessment (SEA	A) Pro forma	
MIR Site Ref	39	Site Ref - 39	Marice / 9
Settlement	Kilmaurs		
Address	Crosshouse Road/ Crofthead	Play Pard Pard Pard Pard Pard Pard Pard Pard	* * 1
	Road		K. Z.
Description	The site is located to the south		Depot Depot
	west of Kilmaurs and is within		1 2.1
	the settlement boundary. The		MP
	rural area bounds the site to the		21.50
	west and south west and part of	Manage Quan	
	the site borders the railway. The		
	site has a planning history which		
	relates to the proposed use.		
OS Grid Ref	NS4040NE		
Current Use	Designated residential site		4337
Proposed Use	Housing		
Use Description	Residential - Continue as a		
	residential site		
Site Size	1.7ha		
Land type	Greenfield		
Source of Site	Hope Homes	0 50 100 m	N
Outside Settlement	No		
Allocations/Props	305H - Housing Opportunity Site		
LDP Policies	OP1, OP2, RES 1, RES 3, RES 9, RES	S 11, RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 3, IND 3.	
Most Recent App	17/0429/PP Proposed erection o	1	Refused
Planning History	17/0429/PP- Refused		

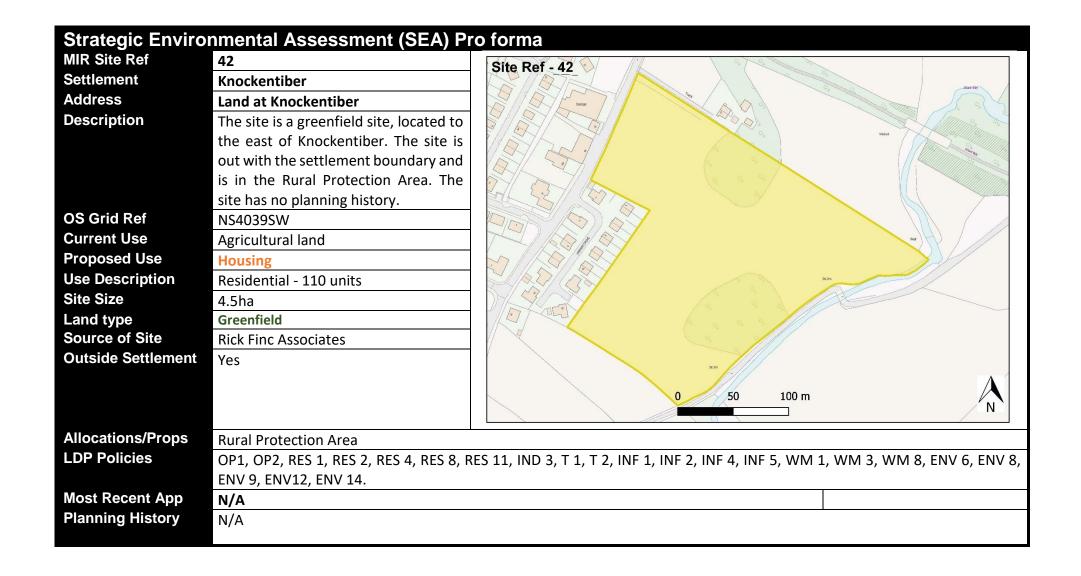




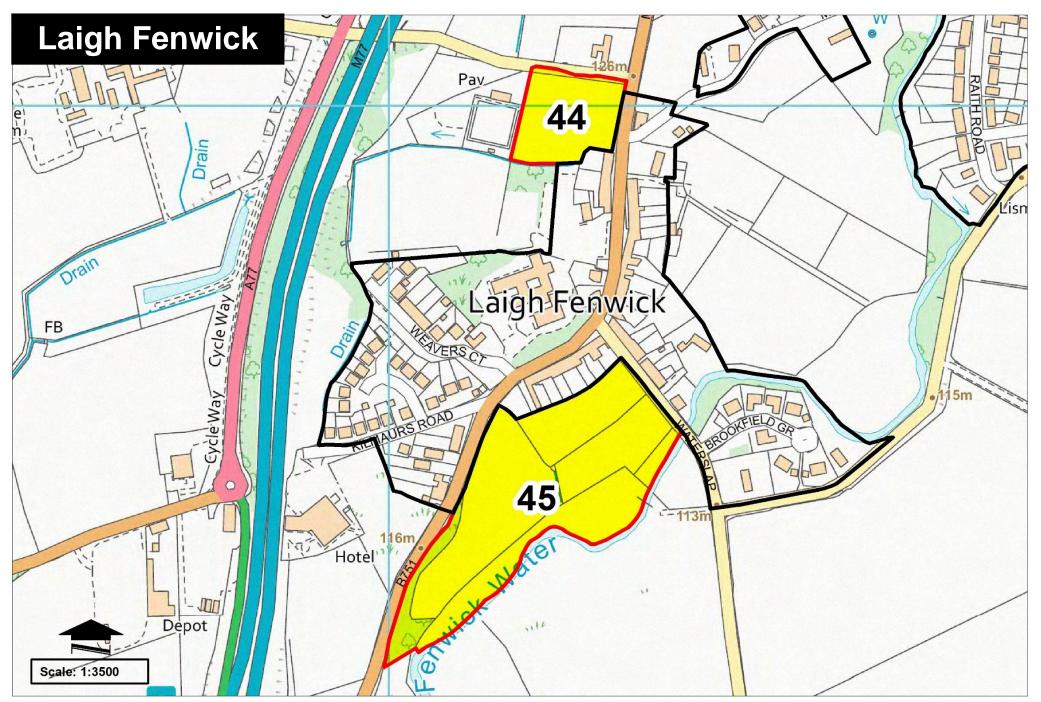
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Strategic Enviro	nmental Assessment (SEA) Pro	forma
MIR Site Ref	41	Site Ref - 41
Settlement	Knockentiber	
Address	Land to the west of Knockintiber	
Description	The site is located to the west of Knockentiber and is considered to be a	
	greenfield site. The site is located within	
	the Rural Protection Area and is wholly	
	out with the settlement boundary of	
	Knockentiber. The site does not have a	
	planning history.	
OS Grid Ref	NS3939NW	
Current Use	Agricultural land	Knockentiber
Proposed Use	Housing	
Use Description	Residential - 25-250 units	
Site Size	19.5ha	A COMMINISTRATION OF THE PROPERTY OF THE PROPE
Land type	Greenfield	
Source of Site	Keppie Planning	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 1, RES 2, RES 4, RES 8, RES	11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV 8,
	ENV 9, ENV12, ENV 14.	
Most Recent App	N/A	
Planning History	N/A	



MIR Site Ref	43		
Settlement	Knockentiber	Site Ref - 43	The state of the s
Address	Land adjacent to Southhook Road	/	Knockentiber
Description	The site is a moderately sized greenfield site	/	Kilockeliuber
	located out with the settlement boundary		
	to the east of Kilmaurs. The site is not	/	
	allocated within the EALDP (2017) as a		
	development opportunity. The site is within		
	the Rural Protection Area. The site does not		Paulier
	have a planning history.		Recreation Ground
OS Grid Ref	NS3939SE		
Current Use	Vacant amusement park and agricultural		Pay I free I fre
	land	700	
Proposed Use	Housing	Уч.410	Solutions:
Use Description	Residential - 40-60 units		7 D 39 Sm
Site Size	3.1ha		
Land type	Greenfield	No.7	TO 100
Source of Site	Progress Planning	The Tree of the Park	50 190 m
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies	OP1, OP2, RES 1, RES 2, RES 4, RES 8, RES 11,	, IND 3, T 1, T 2, INF 1, INF 2, INF 4,	INF 5, WM 1, WM 3, WM 8, ENV 6, ENV 8
	ENV 9, ENV12, ENV 14.		
Most Recent App	N/A		
Planning History	N/A		-

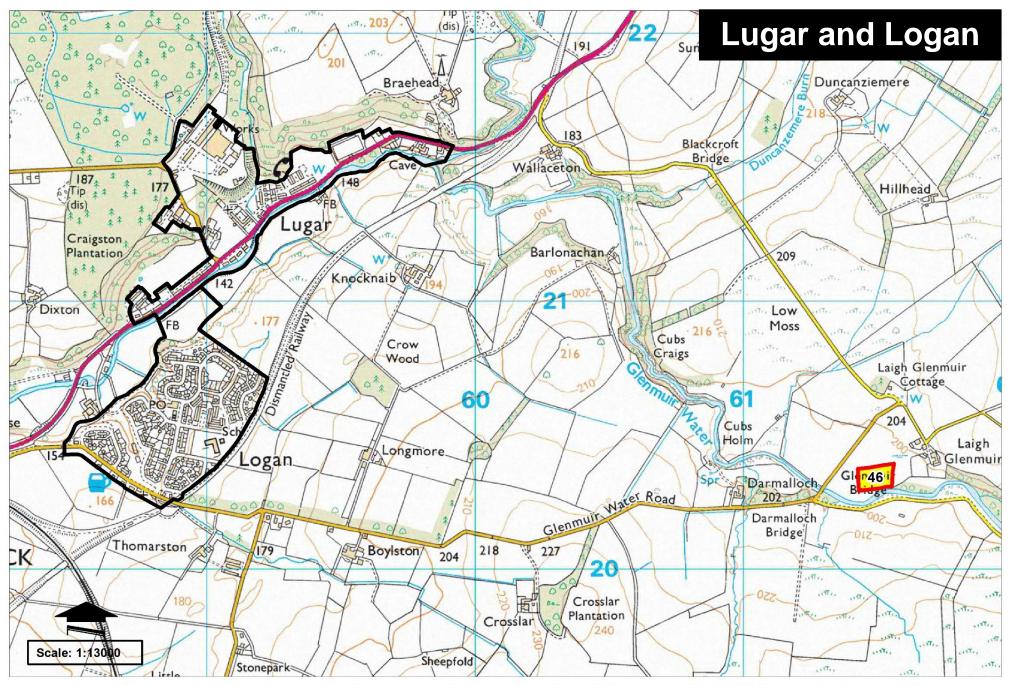


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MIR Site Ref	44	Site Ref - 44
Settlement	Laigh Fenwick	
Address	Land to the south of Langside	+
Description	The site is located to the north-west of	
	the settlement boundary of Laigh	Pavilion
	Fenwick. The site is bordered by the a	
	pavilion and then the M77 to the west	
	and Main Road to the west. The site has	
	no planning history.	
OS Grid Ref	NS4642SW	
Current Use	Vacant land that includes a bing (part	
	of site out with settlement boundary	
Proposed Use	Housing	
Use Description	Residential - 16 units	
Site Size	0.8ha	
Land type	Greenfield	
Source of Site	ASJ Ventures Ltd - Agent	0 50 124.1
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RE	S 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12, R	
Most Recent App	N/A	
Planning History	N/A	

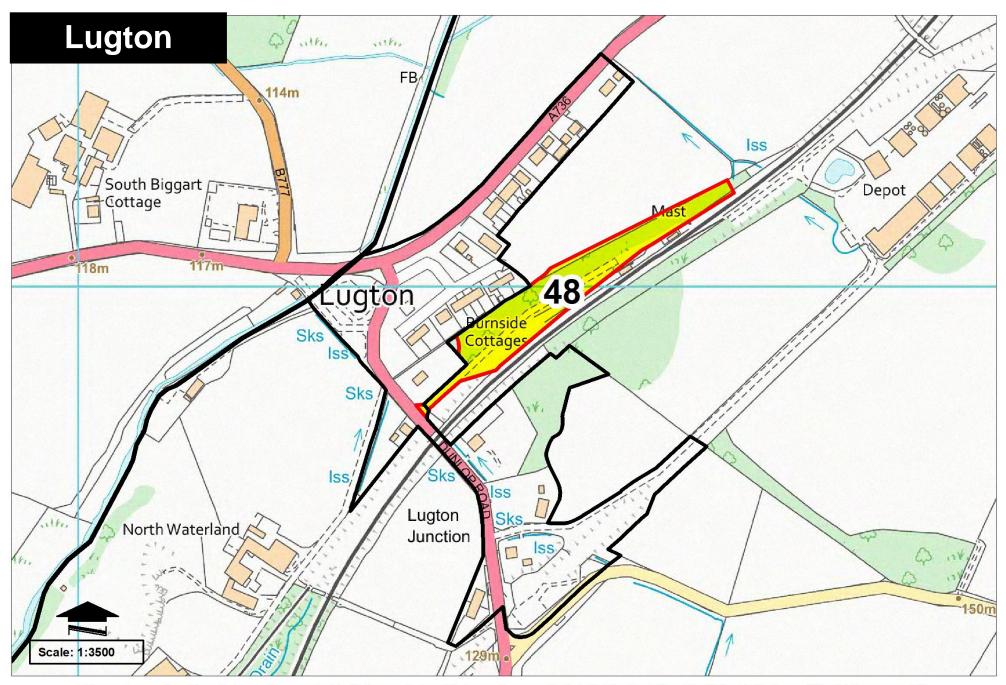
Strategic Enviro	nmental Assessment (SEA) Pro f	orma
MIR Site Ref	45	
Settlement	Laigh Fenwick	
Address	Waterslap Road	Site Ref - 45
Description	The site is located to the south of the settlement boundary of Laigh Fenwick and intends into the settlement itself. The site is not allocated as a development opportunity site within the EALDP (2017), however, it is found within the Rural Protection Area. The site has no planning	Ferwick Bridge
	history.	HOSE
OS Grid Ref	NS4642NW	
Current Use	Vacant greenfield outside settlement	118 m
	boundary	
Proposed Use	Housing	
Use Description	Residential - 26 units including Affordable	
	Housing	
Site Size	3.5ha	0 50 100 m
Land type	Greenfield	N N
Source of Site	Paterson Partners - Agent	
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RES 8	3, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, ENV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12, RES	
Most Recent App	N/A	
Planning History	N/A	,



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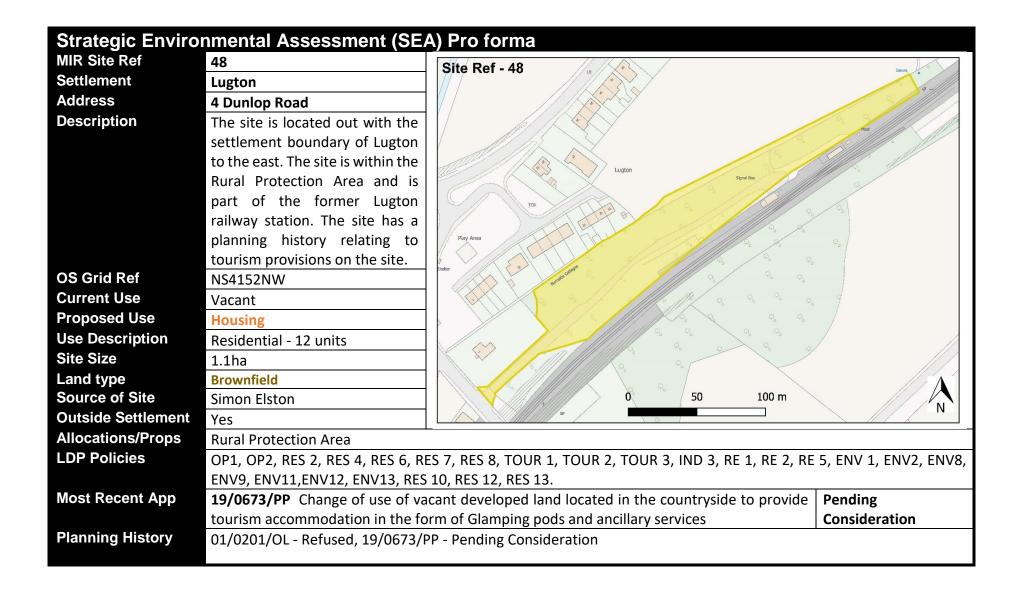
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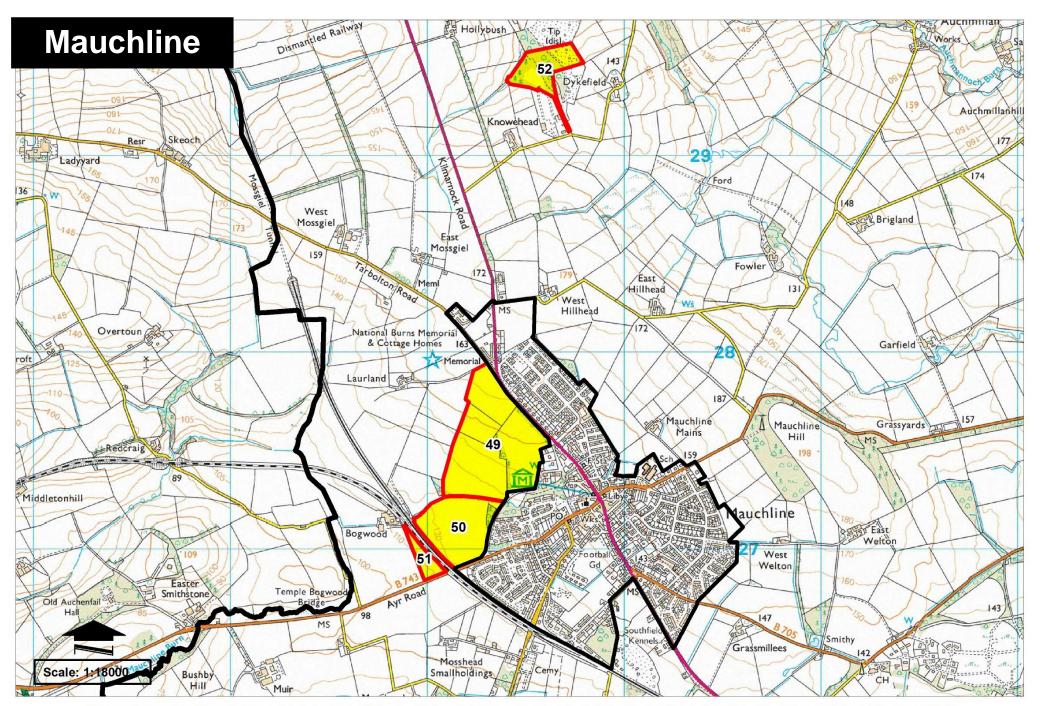
Strategic Enviro	nmental Assessment (SEA) Pro forn	na	
MIR Site Ref	46		
Settlement	Laigh Glenmuir, Near Lugar and Logan	Site Ref - 46	
Address	Land south of former Laigh Glenmuir/		
	Duncanziemere Surface Coal Mine		
Description	The site is located to the east of Logan and is a	Ponds	
	former opencast coal site. The site is located	Politics	
	within the Rural Diversification Area. The site		
	includes 3 water bodies which would be		
	appropriate for the proposed use. The site is		*
	located within the Rural Diversification Area.		
OS Grid Ref	NS6120SE		
Current Use	Vacant/former minerals site		
Proposed Use	Other		
Use Description	Fishery		
Site Size	1.1ha		
Land type	Brownfield	*	A
Source of Site	Hargreaves	*	50 N
Outside Settlement	Yes		
Allocations/Props	The site is located outside of Laigh Glenmuir. T	he site is allocated as one of the former mine	erals opportunity sites of the
	MLDP. The site is unallocated within the EALDP	(2017), however, it is located within the Rural	Diversification Area. The site
	is bordered by the Glenmuir Water to the south	ı. The site has a planning history which relates	to its previous use.
LDP Policies	RES 5, RES 6, RES 7, RES 8, IND 3, TOUR 3, RES 2	, OP 1, OP2.	
Most Recent App	14/0621/PP Extension to Duncanziemere Surfa	ice Coal Mine	Withdrawn
Planning History	14/0621/PP- Extension to Duncanziemere surfa	ce coal mine- Withdrawn	



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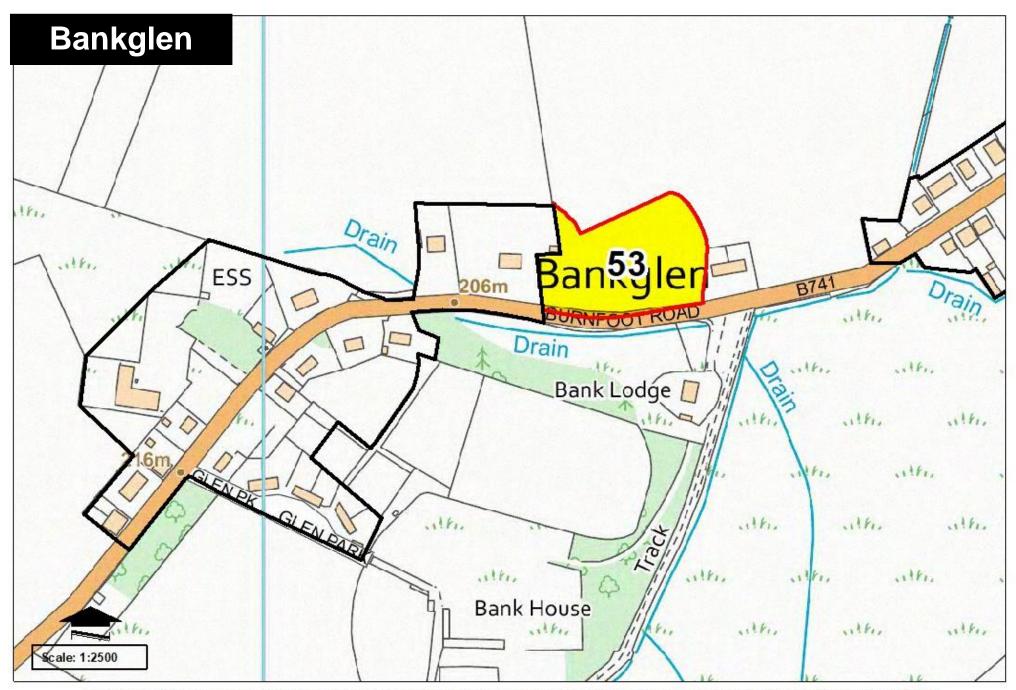
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MIR Site Ref	49	Site Ref - 49
Settlement	Mauchline	ORE NET - 40
Address	Kilmarnock Road, Land to the	
	west of Mauchline	
Description	The site is a greenfield site out	
	with the settlement boundary of	
	Mauchline within the Rural	
	Diversification Area. The	
	proposed use is residential. There	
	is not a planning history within	
	the site.	
OS Grid Ref	NS4926NW	
Current Use	Agricultural land	
Proposed Use	Housing	
Use Description	Residential	
Site Size	23.0ha	
Land type	Greenfield	
Source of Site	Hope Homes	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES	8, RES 11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV
	8, ENV 9, ENV12, ENV 14.	
Most Recent App	N/A	
Planning History	N/A	

MIR Site Ref	50	Site Ref - 50	9, 0
Settlement	Mauchline	Site Kei - 30	
Address	Housing field, Bogwood Farm, Ayr Road		and the second
Description	The area in question is a greenfield site		Course A Course
	out with the settlement boundary of		banding Ford
	Mauchline within the Rural		John Might do do do
	Diversification Area as identified within		
	the EALDP (2017). The site is bounded to	ac .	To a second
	the south by Ayr Road and to the west by		///\$P9855
	a railway line. The site has no planning		// (J. J. J
	history.		annexa Rosert
OS Grid Ref	NS4927NW		
Current Use	Vacant		18 200
Proposed Use	Housing		Sort tale
Use Description	Residential - 150 units		
Site Size	10.5ha		040
Land type	Greenfield	N 12.5	A
Source of Site	Martin Hannah	0 50 .100 m	N
Outside Settlement	Yes		
Allocations/Props	Rural Diversification Area		
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES 8, RES	11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1	, WM 3, WM 8, ENV 6, ENV 8,
	ENV 9, ENV12, ENV 14.		
Most Recent App	06/1133/FL Proposed Housing Developm	ent Amendment To Some Plots	Approved with Conditions
Planning History	00/0161/FL - Approved with Conditions, 0	6/1133/FL - Approved with Conditions	

Strategic Enviro	nmental Assessment (SEA) Pro form	a
MIR Site Ref	51	
Settlement	Mauchline	Site Ref51
Address	Rail halt, Bogwood Farm, Ayr Road	
Description	The area in question is a greenfield site out	
	with the settlement boundary of Mauchline,	
	contained within the Rural Diversification Area	
	as identified within the EALDP (2017). The site	
	has no planning history. The proposed use is a	
	rail halt with associated platforms.	
OS Grid Ref	NS4927SW	
Current Use	Agricultural land	
Proposed Use	Other	NP 40.25
Use Description	Railway Halt and dual platform	
Site Size	1.8ha	
Land type	Greenfield	
Source of Site	Martin Hannah	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES 8, RES 11, INC	3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV
	8, ENV 9, ENV12, ENV 14.	
Most Recent App	N/A	
Planning History	N/A	

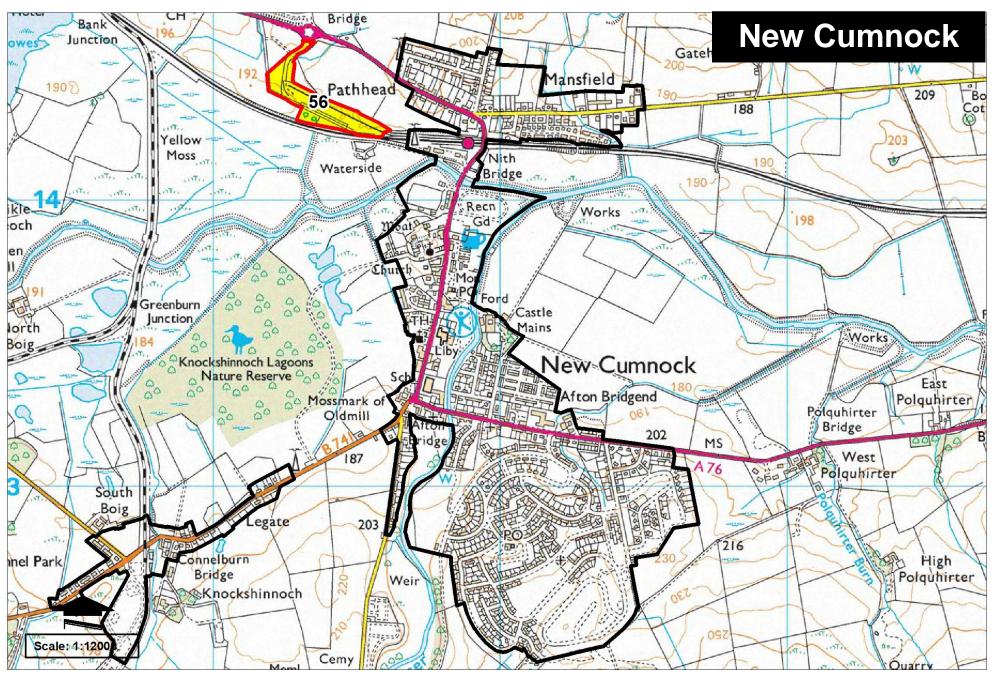
MIR Site Ref	nmental Assessment (SEA) Pr	
Settlement	Mauchline Bing	
Address	Mauchline Bing, north of Mauchline	Site Ref - 52
Description	The area in question is a brownfield	9 9 9 9 (1000)
	site with coal yard and rail terminal.	
	The site is located approximately 1km	
	north of Mauchline predominantly	
	composed of coal mining spoil and	
	with an area of woodland. The site is	
	identified within the EALDP (2017) as	
	a miscellaneous development	
	opportunity (058M). The proposed	Dyunke J
	use is Land Use Classes 4 (Business), 5	
	(General industry) and 6 (Storage and	
	Distribution).	
OS Grid Ref	NS4929SE	
Current Use		
Proposed Use	Business/Industry	
Use Description	Land use classes 4,5,6	
Site Size	5.5ha	0 50 100 m
Land type	Brownfield	N N
Source of Site	Hargreaves Services	
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 R	E5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 5 RES 6 RES
	7 RES 8 TOUR 3 IND 3 RES 10 RES 12 R	ES 13
Most Recent App	98/0301/FL Proposed Change Of Use	e Of Bing Railway Siding To Waste Transfer Station Refused
	Builders Yard Tipping Shed And Associa	
Planning History	98/0301/FL - Refused	·
Flaming History	30/0301/1 L - Netuseu	



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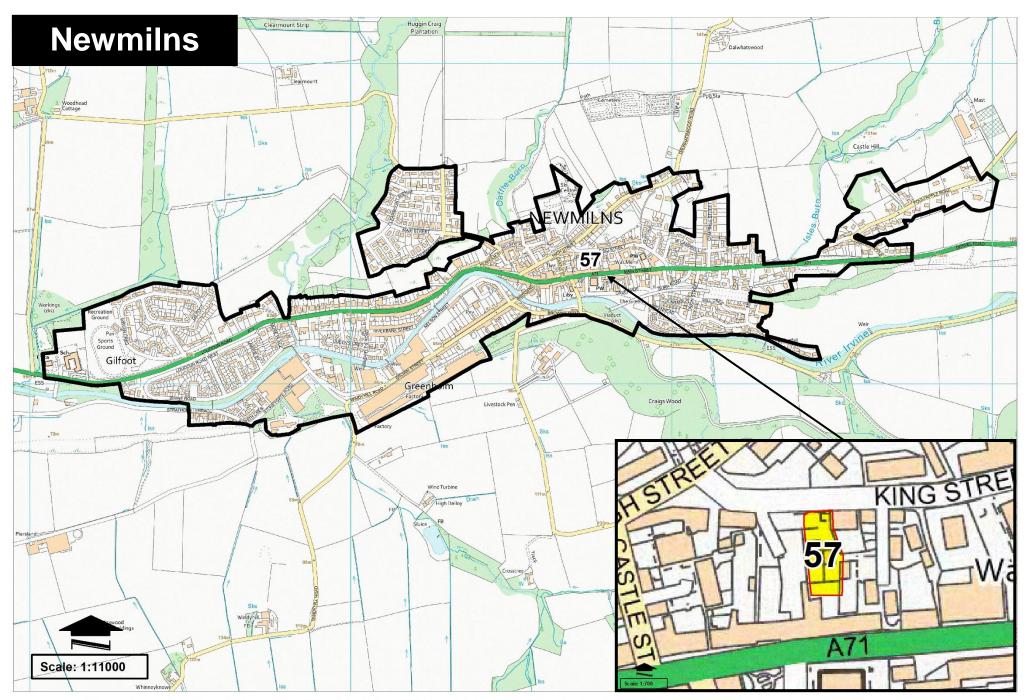
Strategic Enviro	nmental Assessment (SEA) Pi	ro forma	
MIR Site Ref	53		
Settlement	Bankglen	Site Ref - 53	
Address	Land west of 106 Connell Park		
Description	The site is located to the north of Burnfoot Road (B741) to the east of Bankglen and the west of Connel Park. This is modest in scale and the proposed use is residential. The site has previously been submitted for a residential development (6 dwellings)		
	which was withdrawn (2007) and		
OS Grid Ref	refused (2012). NS6012NW		
Current Use	Brownfield/vacant		
Proposed Use	Housing		
Use Description	Residential - 3 detached dwellings		
Site Size	0.8ha		
Land type	Brownfield		50
Source of Site	Homer Young Designs	777777	N I
Outside Settlement	Yes		
Allocations/Props	Rural Diversification Area		
LDP Policies	OP1, OP2, RES 2, RES 4, RES 6, RES 7, RE	S 8, TOUR 1, TOUR 2, TOUR 3, IND 3, RE 1, RE 2, RE 5, E	NV 1, ENV2, ENV8, ENV9,
	ENV11,ENV12, ENV13, RES 10, RES 12, RES 13, Chapter 6.3 Delviering Infrastructure, Chapter 6.2 Promoting Sustainable		
	Transport, Chapter 6.4 Sustainable Was	• • •	ū
Most Recent App	08/0774/OL Erection of 6 No dwelling	houses, garaging and associated access road	Refused
Planning History	07/0606/OL - Withdrawn, 08/0774/OL		



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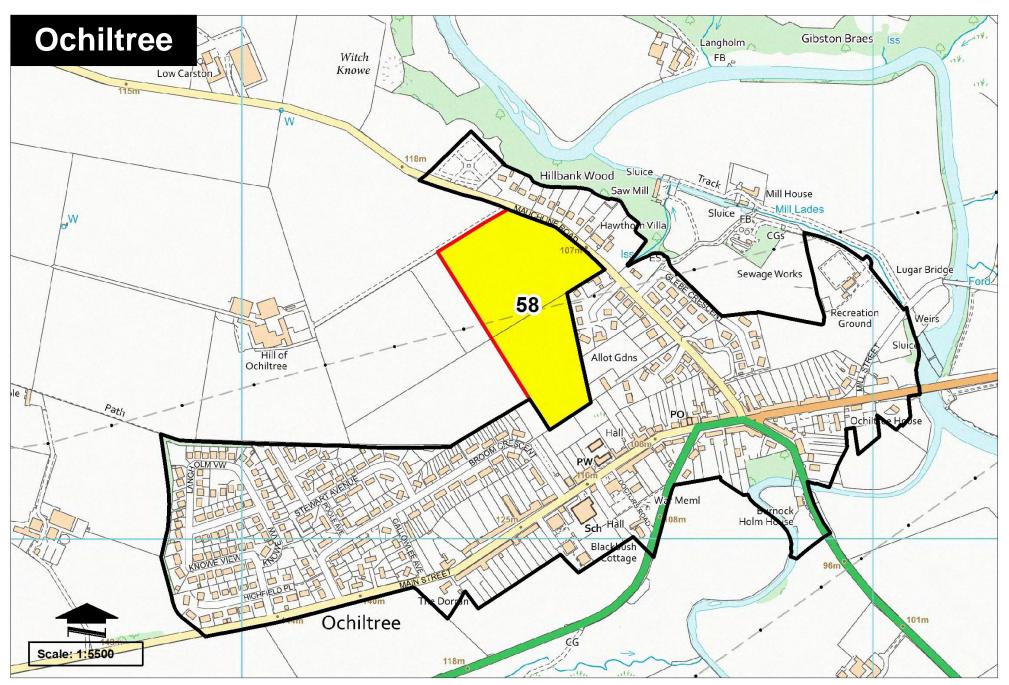
Strategic Enviro	nmental Assessment (SEA) F	Pro forma
MIR Site Ref	56	Site Ref - 56
Settlement	New Cumnock	
Address	Crowbandgate - Land South of A76	
Description	the area is a brownfield site	NSin NSin
	immediately out with the New	
	Cumnock settlement boundary and	
	formerly a Rail Freight Terminal. The	Prods
	site is contained with the Rural	
	Diversification Area. The site has no	
	planning history.	
OS Grid Ref	NS6114SW	
Current Use	Brownfield	
Proposed Use	Business/Industry	Heap (ris)
Use Description	Land use classes 4, 5 and 6	rous
Site Size	4.0ha	
Land type	Brownfield	
Source of Site	Hargreaves Services	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1, OP2, IND3, T1, T2, T3, INF1, INF2	, INF4, INF5, INF8, WM1, WM3, WM8, ENV6, ENV8, ENV9, ENV11, ENV12, ENV13,
	ENV14.	
Most Recent App	_	ultural land to Class 3 use and erection of restaurant, Pending Decision
	petrol filling station and associated re	tail kiosk
Planning History	10/0045/PP - Withdrawn, 10/0617/PF	P - Approved with Conditions, 11/0093/PP - Withdrawn, 12/0004/EIASCP - Scope
	agreed, 12/0005/PREAPP - Approved	, 13/0210/PP - Refused, 14/0949/PP - Approved with Conditions, 18/0348/PP -
	Pending Consideration	



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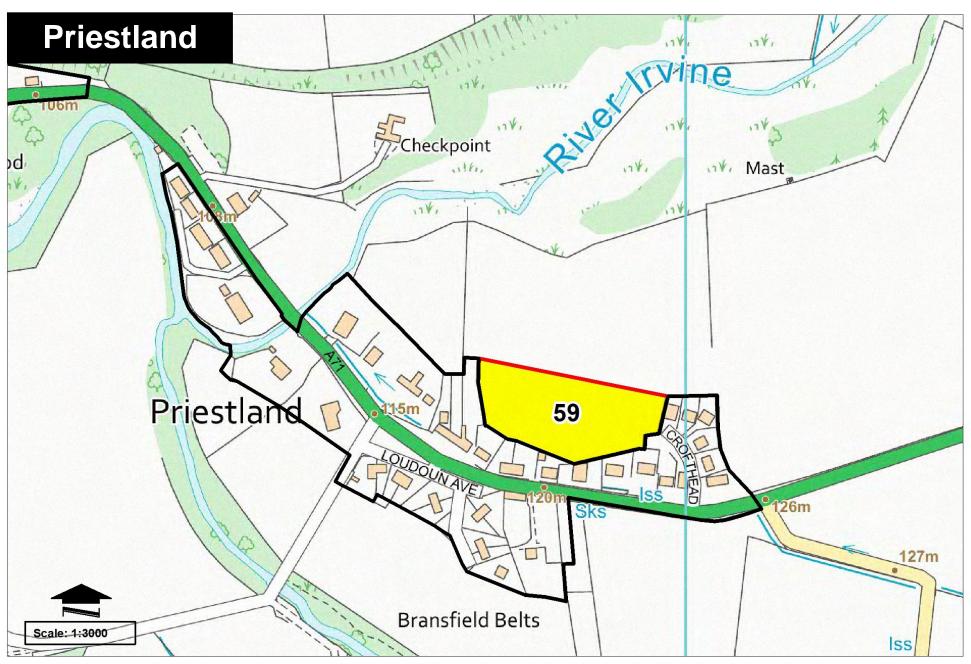
	nmental Assessment (SEA) Pro f	orma	
MIR Site Ref	57	OM. D.E. E7	=======================================
Settlement	Newmilns	Site Ref - 57	
Address	Land Adjacent to 12 King Street,	þ1	
	Newmilns.		τ 12
Description	The site is contained within the settlement		
	boundary of Newmilns. The site has a		
	planning history relating to the proposed		
	use (19/0411/PPP; 19/0897/PPP). It is		ESS T
	located within Newmilns Outstanding		
	Conservation Area.		# = = = = = = = = = = = = = = = = = = =
OS Grid Ref	NS5337SE		
Current Use	Vacant		
Proposed Use	Housing		MURDOCH NISBET
Use Description	Residential - 6 flats		
Site Size	0.1ha		7.7
Land type	Brownfield		
Source of Site	Daniel McLean c/o Graham and Sibbald.		N
Outside Settlement	No		
Allocations/Props	N/A		
LDP Policies	OP1, OP2, TOUR 1, TOUR 2, RE1, RE2, RE5,	RES 1, RES 11, RES, 10, RES 12, RES 13, TC2, TC3,	Chapter 3 Placemaking,
	Chater 4.2 Successful Town Centres, Chapter 6.3 Delivering Infrastructure, ENV 1, ENV 2, ENV 3, ENV 8, ENV 9, ENV 11,		
	ENV 12, ENV 13, ENV 14, Chapter 6.2 Prome	oing Sustainable Transport, Chapter 6.4 Sustainable	e Waste Management.
Most Recent App	19/0897/PPP Application for residential us	e in principle	Approved with
			Conditions
Planning History	17/0557/PP - Approved, 19/0411/PPP - Ref	used, 19/0897/PPP - Approved with Conditions,	



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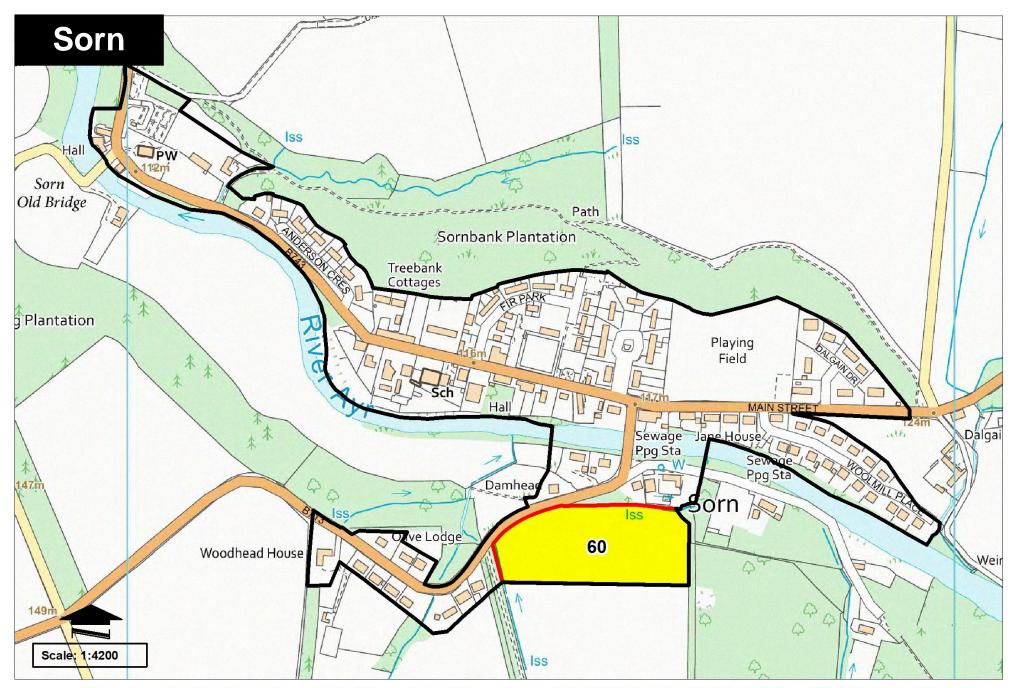
MIR Site Ref	58	Site Ref - 58
Settlement	Ochiltree	Site Rei - 30
Address	Land at Mauchline Road	I was a second of the second o
Description	The area in question is a greenfield site	
	immediately adjacent to and	182 Sin Galleria (No.
	surrounded on three sides by the	Tions Wester
	Ochiltree settlement boundary. The	
	site is contained within the Rural	
	Diversification Area. The site does not	
	have a planning history.	
OS Grid Ref	NS5021SW	
Current Use	Agricultural land including mature	Drine Street
	woodland	
Proposed Use	Housing	Canal Age
Use Description	Residential	
Site Size	4.8ha	
Land type	Greenfield	
Source of Site	Hope Homes	0 50 m
Outside Settlement	Yes	
Allocations/Props	Rural Diversification Area	
LDP Policies	OP1, OP2, RES 1, RES 2, RES 5, RES 8, RE	S 11, IND 3, T 1, T 2, INF 1, INF 2, INF 4, INF 5, WM 1, WM 3, WM 8, ENV 6, ENV 8,
	ENV 9, ENV12, ENV 14.	
Most Recent App	N/A	
Planning History	N/A	<u> </u>



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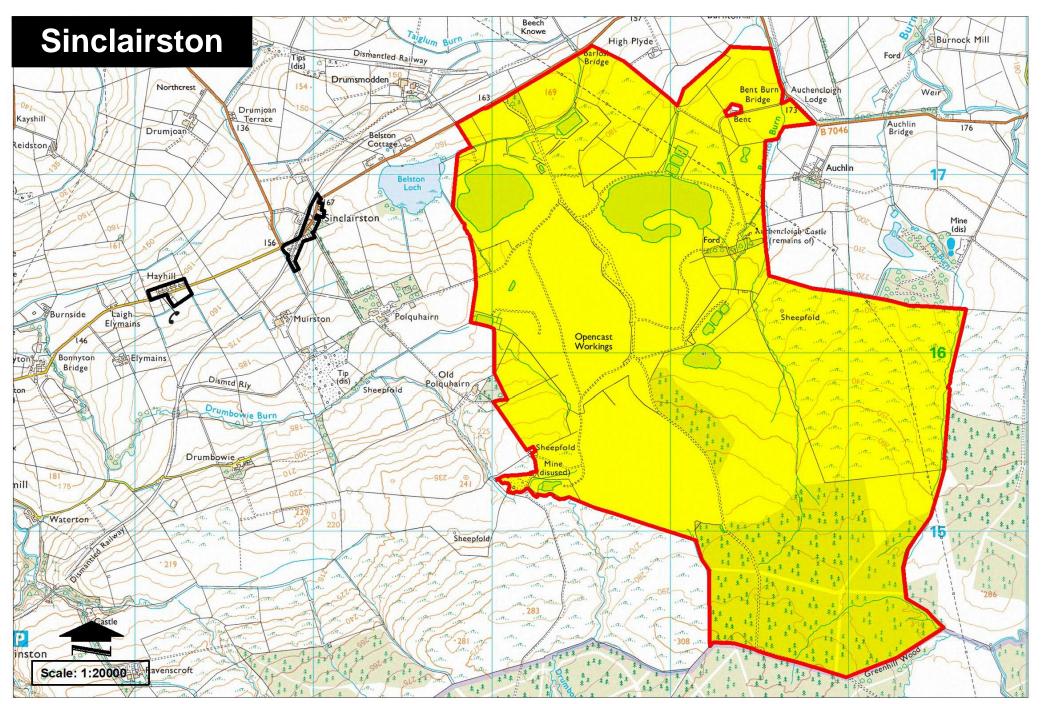
Strategic Enviro	nmental Assessment (SEA) Pro form	na
MIR Site Ref	59	Site Ref - 59
Settlement	Priestland	
Address	Land at Crofthead	
Description	The site is located out with the settlement	
	boundary of Priestland. The site is found within	
	the Rural Protection Area and is agricultural in	
	use. The site has no planning history.	
OS Grid Ref	NS5737SE	
Current Use	Agricultural land	10 Total
Proposed Use	Housing	Lynae
Use Description	Residential - 10-15 units	Croftfoot
Site Size	1.0ha	Arisaig
Land type	Greenfield	Bowfield Stoneyford Cottages Cott Avoncroft
Source of Site	Keppie Planning	A
Outside Settlement	Yes	0 50 100 m/N
Allocations/Props	The site is located within the Rural Protection A	rea.
LDP Policies	RES 2, RES 4, RES 6, RES 7, RES 8, TOUR 3, IND 3	, OP1, OP2
Most Recent App	N/A	
Planning History	N/A	



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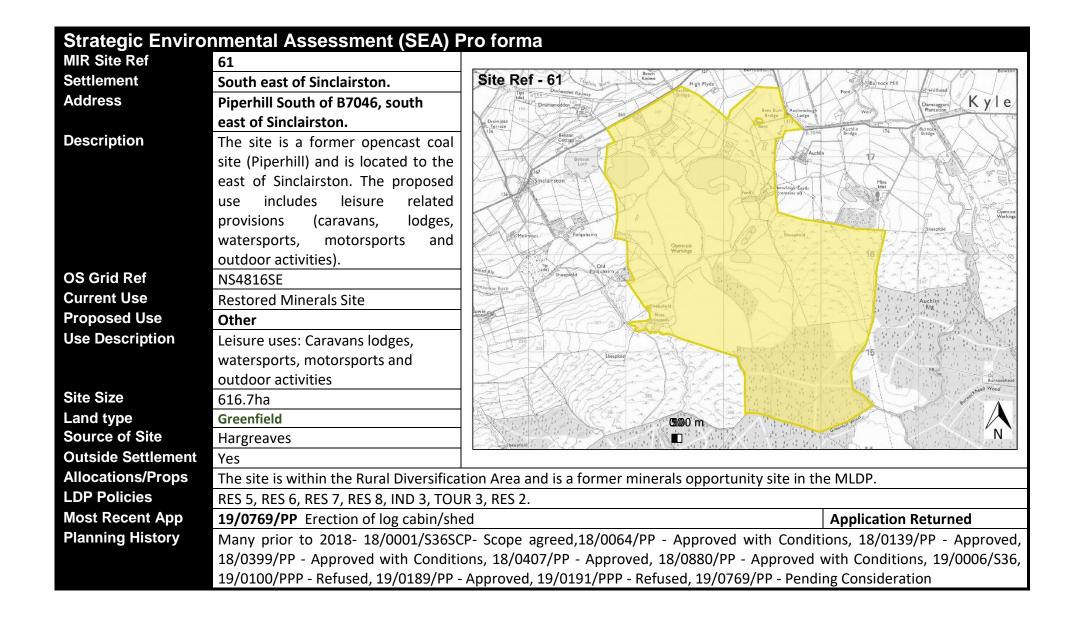
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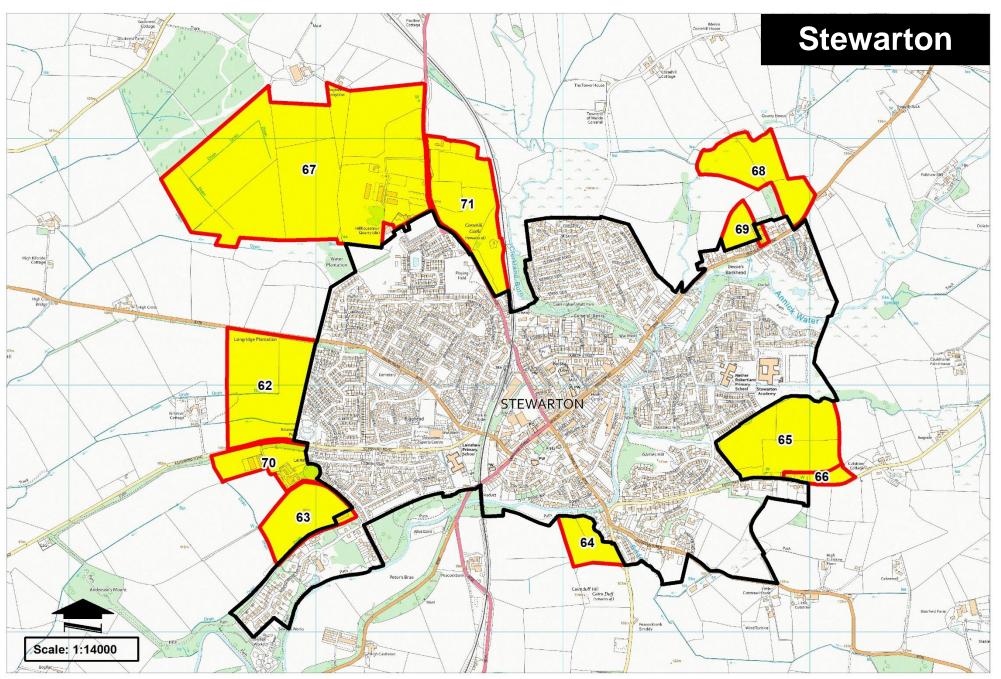
MIR Site Ref	60	Site Ref - 60	
Settlement	Sorn	Site Kei - 00	
Address	Catrine Road		Stepends Cottage
Description	The site is a greenfield site which lies within the	Beechgrove	Riverview
	settlement boundary of Sorn. The site is		Issues
	allocated within the EALDP (2017) as a housing	٩, ١٠	
	opportunity site (057H). The site is also	٥.	
	identified within the Housing Land Audit 2019.		
	The site has a planning history which relates to		3
	the proposed use.		
OS Grid Ref	NS5226SE	\mathcal{A}	
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Continue as a residential site		
Site Size	2.1ha		4
Land type	Greenfield		A
Source of Site	Hope Homes	0 50	100 m
Outside Settlement	No		
Allocations/Props	057H		
LDP Policies	RES 1, RES 3, RES 9, INF4, OP1, OP2, ENV 7		
Most Recent App	02/0733/FL Proposed Erection Of 26 No. Privat	Dwellings Approve	d with Conditions
Planning History	02/0733/FL - Approved with Conditions, 13/074		



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Strategic Enviro	nmental Assessment (SEA) Pro form	Na Site Ref - 62	975-V
Settlement	Stewarton	Site Ref - 02	
Address	Future Growth Area for Stewarton (FGA4)		
Description	The area in question is a greenfield site		* 4
	allocated as a Future Growth Area in the		
	EALDP (2017) immediately adjacent to the		
	Stewarton settlement boundary to the west.		
	The site is contained within the Rural		it.
	Diversification Area.	- I manie	
OS Grid Ref	NS4046NE	THE WAR	
Current Use	Agricultural land		
Proposed Use	Housing		
Use Description	Residential - 320-390 units	and the second s	
Site Size	13.8ha		
Land type	Greenfield	Managine 2 and a second	
Source of Site	Hendersons	0 50 100 m	
Outside Settlement	Yes	Approximate the second	N
Allocations/Props	Future Growth Area 4, Rural Protection Area		
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 ENV	' 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RE	ES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 RES 1	13	
Most Recent App	N/A		
Planning History	N/A		

Strategic Enviro	nmental Assessment (SEA)) Pro forma
MIR Site Ref	63	Site Ref - 63
Settlement	Stewarton	
Address	Lainshaw Estate	
Description	The area in question is a greenfield	
	site immediately out with the	
	settlement boundary of Stewarton	
	within the Rural Protection Area.	
	The site has a planning history	
	which relates to the proposed use.	
OS Grid Ref	NS4045SE	With the state of
Current Use	Agricultural land	
Proposed Use	Housing	Laindaw Salles Some Journal of the Table Som
Use Description	Residential - 100 units	Too to t
Site Size	6.6ha	
Land type	Greenfield	
Source of Site	Gladman Developments	
Outside Settlement	Yes	0 50 100 m
		N N
Allocations/Props	The site is located within the Rural Protection area and is not identified as a housing site in the current LDP.	
LDP Policies	RES2, RES4, RES6, RES7, RES8, RES1	10, RES12, RES13, TOUR3, IND3, OP1, OP2, TOUR1, TOUR2, RE1, RE2, RE5, ENV1, ENV2,
	ENV4, ENV8, ENV9, ENV11, ENV12,	, ENV13, ENV14
Most Recent App	19/0002/PREAPP Proposed reside	dential development, land of community use, access, Scope Agreed
	landscaping and associated works.	
Planning History	19/0649/PPP - Withdrawn, 18/0	0005/PREAPP - Approved with Conditions, 18/0011/EIASCR - EIA not required,
	19/0002/EIASCR - EIA not required,	I, 19/0002/PREAPP - Scope agreed

Strategic Enviro	nmental Assessment (SEA) Pro form	na
MIR Site Ref	64	Site Ref - 64
Settlement	Stewarton	
Address	Land at Low Peacockbank	
Description	The area in question is a greenfield site	
	immediately out with the settlement boundary	
	of Stewarton. The site is located within the	
	Rural Protection Area. The site has no planning	1000
	history.	
OS Grid Ref	NS4245SW	
Current Use	Water treatment lagoons associated with	
	former mining activities	94.8m
Proposed Use	Housing	
Use Description	Residential - 60 units	
Site Size	3.3ha	
Land type	Greenfield	
Source of Site	Holder Planning	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	The site is located within the Rural Protection a	rea and is not identified as a housing site in the current LDP.
LDP Policies	RES2, RES4, RES6, RES7, RES8, RES10, RES12, RE	S13, TOUR3, IND3, OP1, OP2, TOUR1, TOUR2, RE1, RE2, RE5, ENV1, ENV2,
	ENV4, ENV8, ENV9, ENV11, ENV12, ENV13, ENV	14
Most Recent App	N/A	
Planning History	N/A	

MIR Site Ref	nmental Assessment (SEA) Pro fo	Site Ref - 65
Settlement	Stewarton	
Address	Land at Cutstraw Road Fields	The Residence of the Control of the
Description	The site in question is a large, sloping site of	
	high landscape value, located to the east of	The state of the s
	Stewarton. The site is out with the	
	settlement boundary and as such is located	
	within the Rural Protection Area. The site is	
	not allocated with the EALPD (2017).	
OS Grid Ref	NS4245NE	
Current Use	Vacant	
Proposed Use	Housing/Mixed Use	
Use Description	mixed use	
Site Size	12.5ha	
Land type	Greenfield	
Source of Site	Graham and Sibbald	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 EN	IV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES
	6 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 F	ES 13
Most Recent App	14/0592/EB Overhead electricity line	Approved
Planning History	14/0592/EB - Approved	

MIR Site Ref	66	Site Ref - 66
Settlement	Stewarton	
Address	Cutstraw Road (land opposite Meikle	
	Cutstraw)	
Description	The area in question is a small, narrow	
	site immediately adjacent to a larger	4100
	PIP site (65) to the north. The site is	
	located off of Cutstraw Road. The site is	2001
	out with the settlement boundary and	
	is located with the Rural Protection	
	Area. The site has no planning history.	
OS Grid Ref	NS4345NW	Wel
Current Use	Agricultural land	
Proposed Use	Housing	Below
Use Description	Residential - 3-4 units	
Site Size	1.3ha	Melife Cutstraw
Land type	Greenfield	Λ
Source of Site	Rod Gilmour	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE	ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12	RES 13
Most Recent App	N/A	
Planning History	N/A	·

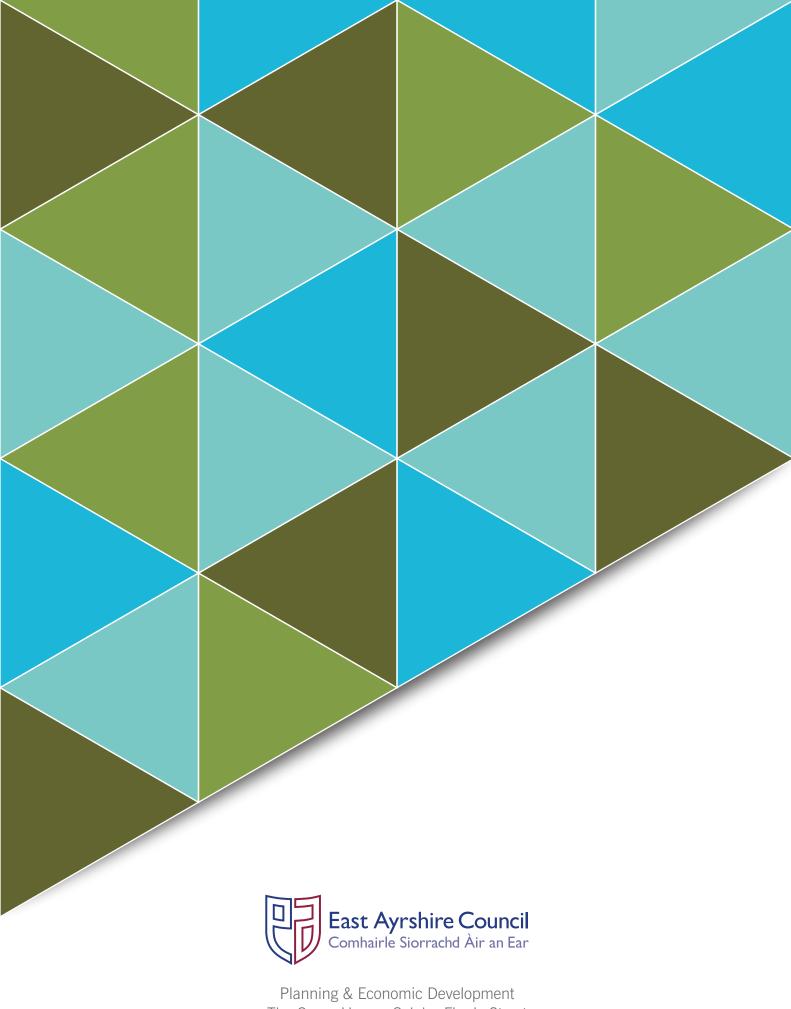
MIR Site Ref	67		
Settlement	Stewarton	Site Ref - 67	
Address	Land to the north of Blackwood Plant		
	Hire		
Description	The site is immediately adjacent to a		
	current area of expansion in Stewarton		
	and located on the A735 road to Dunlop.		
	The site is out with the settlement		-
	boundary of Stewarton and is found		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	within the Rural Protection Area.		
OS Grid Ref	NS4146NW		
Current Use	Vacant land- former reservoir		
Proposed Use	Housing		
Use Description	Masterplan for a country park, garden		
	centre and business units supported by		
	25 houses		
Site Size	54.0ha		
Land type	Greenfield	0 50 100 m	
Source of Site	Alan Neish		
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5	ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 1	13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12	RES 13	
Most Recent App	19/0773/PP Change of use of part of build	ding from Class 4 Business to Class 11 Leisure	Approved with Conditions
Planning History	11/0171/PP - Approved with Conditions, 1	.1/0756/PP -Approved with Conditions, 12/0679/PP	P - Approved with Conditions,
	13/0228/PP - Refused, 15/0002/PREAPP - Approved, 15/0005/EIASCR - Approved with Conditions, 15/0748/PP - Approved		
	with Conditions, 16/0918/PP - Approved with Conditions, 16/0978/PP - Approved, 17/0196/PP - Approved with Conditions		
	17/0253/PP - Approved with Conditions, 17/0609/PP - Approved, 17/0856/PP - Approved, 17/0891/PP - Approved		
	18/0003/PREAPP - Approved, 18/0177/PP - Approved with Conditions, 18/0204/PP - Approved with Condition		Approved with Conditions
	18/0622/PP - Approved with Conditions, 19/0353/PP - Approved, 19/0354/PP - Withdrawn, 19/0494/PP - Refu		awn, 19/0494/PP - Refused,
	19/0773/PP - Approved with Conditions		

MIR Site Ref	68	Site Ref - 68	
Settlement	Stewarton		
Address	Land at Holmhead Farm, Old Glasgow		
	Road		
Description	The area in question is a sharply sloping		ì
	site immediately to the north-east of the		
	settlement boundary of Stewarton. The		
	site is bordered to the north by East Burn,	0. 4.	
	a tributary of the Annick Water and by Old		
	Glasgow Road (B769) to the south.		
OS Grid Ref	NS4246NE	9 9	
Current Use	Single brick garage and storage sheds		
Proposed Use	Housing	0/3/1, 0 0	Causquest
Use Description	Residential		
Site Size	7.7ha		
Land type	Greenfield	CAN A LONG	
Source of Site	Mr. Paul McLaughlin	0 50 100 m	13 De Marada
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 E	ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV :	13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 R	ES 13	
Most Recent App	14/0592/EB Overhead electricity line		Approved
Planning History	14/0592/EB - Approved	-	

MIR Site Ref	69	Site Ref - 69	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Settlement	Stewarton	Site iter - 03	Q.
Address	Land at Old Glasgow Road.		9,
Description	The area in question is a small sloping		
	site immediately to the north of the		
	Stewarton settlement boundary. The		
	site is partially contained within the		15.5
	settlement boundary. The site is		
	partially within the Rural Protection	/	
	Area.	/	
OS Grid Ref	NS4246NE		
Current Use	Farm steading and agricultural land		Holmhead Palm 18
Proposed Use	Housing	/	
Use Description	Residential	Λ	
Site Size	2.1ha		
Land type	Greenfield		A LANGE OF THE PARTY OF THE PAR
Source of Site	Jim McLaughlan	0	50 100 m
Outside Settlement	Yes		
Allocations/Props	Rural Protection Area		
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RI	E5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11	ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES
	6 RES 7 RES 8 TOUR 3 IND 3 RES 10 RES	12 RES 13	
Most Recent App	99/0292/FL Proposed Erection Of A Cor	servatory.	Approved
Planning History	99/0292/FL - Approved		

MIR Site Ref	70	Site Ref - 70	Play krea
Settlement	Stewarton		
Address	Land at Lainshaw Mains Farm		Delanting Fored
Description	The are in question is a greenfield site		
	in immediately to the north of the	Wasta	WILDER COMPANY
	settlement boundary with a	10.50	The date of the distriction
	prominent castle ruin at its southern		Lainshew Co. 1
	extremity. The site is within the Rural	Poutry house	
	Protection Area.		tatefour Name
OS Grid Ref	NS4045NE	90 da	
Current Use	Agricultural land		
Proposed Use	Housing	Kong	
Use Description	Residential - 90 units		
Site Size	5.2ha	No. of the second secon	
Land type	Greenfield		
Source of Site	Alex Forsyth		A
Outside Settlement	Yes	0 50 100 m	N
Allocations/Props	Rural Protection Area		_
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 F	RE5 ENV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12	ENV 13 ENV 14 RES 2 RES 4
	RES 6 RES 7 RES 8 TOUR 3 IND 3 RES 10	RES 12 RES 13	
Most Recent App	16/0697/PP Erection of general purpo	se agricultural storage shed	Approved with Conditions
Planning History	99/0814/TP - Approved with Condition	s, 16/0697/PP - Approved with Conditions	

Strategic Enviro	nmental Assessment (SEA) Pro fo	rma
MIR Site Ref	71	Site Ref - 71
Settlement	Stewarton	Site Rei - 71
Address	Land to the east of the A735 Dunlop Road,	
	Stewarton	
Description	The area is a greenfield site in immediately	
	to the south of Future Growth Area 4 (FGA4)	
	immediately adjacent to recent new	
	housing development in Stewarton. The site	
	is out with the settlement boundary and	
	contained within the Rural Protection Area.	
OS Grid Ref	NS4146NE	
Current Use	Part of site designated as residential	
Proposed Use	Housing	
Use Description	Residential	
Site Size	11.9ha	
Land type	Greenfield	
Source of Site	Derek Scott	0 50 100 m
Outside Settlement	Yes	
Allocations/Props	Rural Protection Area	
LDP Policies	OP1 OP2 TOUR 1 TOUR 2 RE1 RE2 RE5 EI	NV 1 ENV 2 ENV 8 ENV 9 ENV 11 ENV 12 ENV 13 ENV 14 RES 2 RES 4 RES 6
	RES 7 RES 8 TOUR 3 IND 3 RES 10 RES 12 RE	
Most Recent App		on Of Existing Farm Outbuilding To Form A Approved with Conditions
		Access To Highway Including Closure Of Existing
	Vehicle Access	
Planning History	03/0948/OL - Refused, 07/0494/FL - Approve	ed with Conditions.



Planning & Economic Development The Opera House, 8 John Finnie Street Kilmarnock, KA1 1DD

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