

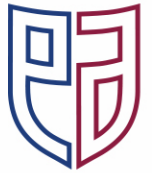
## Main Issues Report

# Stewarton: Approach to Sustainable Growth

## (Issue 7)

*Local Development Plan 2*

# Stewarton: Approach to Sustainable Growth



**Section 3** of the [Main Issues Report](#) focuses on the **Spatial Strategy** of the next Local Development Plan (LDP2).

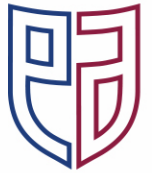
This section considers the need for considering an appropriate approach for sustainable growth in Stewarton (**Issue 7: Page 26-30**).

Stewarton has experienced significant growth in recent years. The majority of identified LDP1 opportunity sites for housing in Stewarton have now been developed or are near completion. Pressure for further housing remains.



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.

# What is the issue?



The [Main Issues Report](#) (**Issue 7: page 26-30**) provides detail on the requirement for:

- ❑ **Collaborative working** with key agencies and stakeholders (*such as NHS Ayrshire and Arran, Scottish Water, East Ayrshire Health and Social Care Partnership, Ayrshire Roads Alliance, East Ayrshire Leisure Trust, Vibrant Communities, Housing and Education*).
- ❑ **Reviewing developer contributions**
- ❑ **Exploring improvement to infrastructure**
- ❑ **Need for a Development Strategy** that considers key matters that need to be addressed including:
  - Education provision
  - Health and social care accommodation
  - Roads infrastructure
  - Water and wastewater infrastructure
  - Capacity for new housing (*if it is deemed possible*)
  - Affordable housing requirements
  - Green space and leisure provision
  - Space for business economic expansion and economic activity



# Our Preferred Option

The [Main Issues Report](#) sets out our **preferred option** (approach) for sustainable growth in Stewarton. The document also provides an **alternative option**, see **Issue 7** (pages 26-30).

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

## Preferred Option

- 3.42 *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.*



# Our Alternative Option

The [Main Issues Report \(Issue 7: pages 26-30\)](#) sets out both our **preferred option** (approach) and **alternative option** for sustainable growth in Stewarton.

Our **alternative option** is shown below:

## Alternative Option

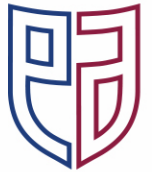
- 3.46 *A development strategy for Stewarton will not be developed.*
- 3.47 *No new housing opportunity sites in Stewarton will be identified. No proposals for housing development in Stewarton will be supported within the plan period unless capacity issues can be resolved in relation to local services,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

**Do you agree with the Council's preferred option or alternative option?**

If not, is there an alternative approach you think would be appropriate?



# Have your say!



This is your opportunity to **have your say** on potential land-uses, possible sites and emerging policies which will be used to direct and critique future development in East Ayrshire.

You must submit your representations before **4pm on Friday 31<sup>st</sup> July 2020.**

You can make your comments online using our **Smart Survey**:

<https://www.smartsurvey.co.uk/s/LDP2MIRconsult/>



Or representation can be made by downloading our "Representation Form" from: <https://www.east-ayrshire.gov.uk/Resources/PDF/L/LDP2-Main-Issues-Report-Representation-Form.pdf>

The **Representation Form** has a box for each issue covered in the document, **simply fill in the sections you wish to comment on** and send to: [localdevelopmentplans@east-ayrshire.gov.uk](mailto: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

## Thank you!