

**Proposed East Ayrshire Local Development Plan 2 Examination
Report to East Ayrshire Council – 20 December 2023
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Issue 001 - Vision and aims of the Plan	I recommend that the words 'low carbon' in the first sentence of the LDP Vision be replaced with 'net zero'.	12
Issue 002 - Spatial strategy - overarching policies SS1 and SS2	<p>1. I recommend that criterion (iii) of Policy SS1: Climate Change be modified to read:</p> <p>'(iii) Mitigating the impacts of climate change, including through the delivery of net zero and low carbon infrastructure'.</p> <p>2. I recommend that the following sentence be added at the end of Policy SS1:</p> <p>'This information should demonstrate what measures will be put in place to address the climate emergency.'</p> <p>3. I recommend that criterion (iii) of Policy SS2: Overarching Policy be amended to read:</p> <p>'Be located in accessible locations and minimise the need to travel by unsustainable modes'.</p>	28
Issue 003 - Spatial strategy - sustainability and green recovery	No modifications.	34
Issue 004 - Spatial strategy - vacant and derelict land	<p>1. I recommend that the first bullet point of paragraph 46 be amended to read:</p> <p>'Encourage development to utilise existing buildings and previously developed land in preference to greenfield land.'</p> <p>2. I recommend that the penultimate sentence of Policy SS4: Development of Vacant and Derelict Land be amended to read:</p> <p>'The redevelopment of vacant and derelict sites and buildings should take the</p>	44

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	biodiversity and built heritage value of the land or buildings into account, and will be subject to assessment against all other relevant policies of the plan.'	
Issue 005 - Spatial strategy - economy and employment	I recommend that the following sentence be added to Policy SS11: Skills & Employment: 'Non-statutory planning guidance will be prepared to provide information on what should be included within a skills and employment plan.'	56
Issue 006 - Spatial strategy - Galloway National Park	I recommend that: 1. A heading reading 'Biosphere Zones' be inserted immediately below the word 'Key' in the key to Figure 7. 2. Policy SS7: Galloway National Park be deleted.; 3. The following words from the second bullet point of paragraph 62 be deleted: 'or would have a detrimental impact upon the designation of a National Park'	61
Issue 007 - Spatial strategy - miscellaneous	I recommend that the phrase 'LDP' be deleted from the second bullet point of paragraph 124, and replaced with the phrase 'development plan'.	70
Issue 008 - Urban design and placemaking	I recommend that the plan be modified as follows: 1. Amend Policy DES1: 'Development design' with the following changes: Delete the words 'Scottish Planning Policy' in the first paragraph and replace them with the words 'National Planning Framework 4'; Replace the heading 'Easy to move around and beyond' in section 3 with the heading 'Connected';	80

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	<p>Replace the heading 'Welcoming' in section 4 with the heading 'Healthy';</p> <p>Replace the heading 'Resource efficient' in section 6 with the heading 'Sustainable'.</p> <p>Move paragraph 3.2 to under the heading 'Healthy' in section 4, renumbering the paragraph to become a new paragraph 4.3.</p> <p>Renumber paragraph 3.3 to become paragraph 3.2.</p> <p>Delete the words: '..NPF4 as well as ..'at the end of Policy DES1.</p> <p>2. Amend bullet point 6 of Policy LPP1: 'Preparation of Local Place Plans' to read:</p> <p>'6. Meet the provisions of Schedule 19 of the amended Town and Country Planning (Scotland) Act 1997, and the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.'</p> <p>3. Amend Policy LPP2: 'Development within a Local Place Plan area' by deleting the words 'Scottish Planning Policy' and replacing them with the words 'National Planning Framework 4'.</p>	
Issue 009 - Open space	<p>I recommend that the plan be modified as follows:</p> <p>1. After the words 'Safeguarded open spaces' at the beginning of Policy OS2, insert the following words: ',as identified in Volume 2 of the Plan,'</p> <p>2. Move the last section of Policy PLAY1 (page 68), as below, to the end of Policy OS1 (page 65):</p>	102

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	<p>'Temporary use of unused land</p> <p>'The Council will actively encourage and support development proposals for temporary or permanent open space, green space or play space on any vacant, derelict, unused, underused land in order to improve green infrastructure and play within the Council area and to improve the character and amenity of a particular settlement or rural area.'</p> <p>3. Amend first bullet point in Policy PLAY2 by replacing the word 'principle' with the word 'principal'.</p> <p>4. Insert after 'Open space' definition in the glossary, the following:</p> <p>'Outdoor Sports Facilities'</p> <p>'Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes 'outdoor sports facilities' as land used as: (a) an outdoor playing field extending to not less than 0.2ha used for any sport played on a pitch; (b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green.'</p> <p>5. Amend the Stewarton settlement map (Volume 2, page 99) by removing the site adjacent to 2 Holmhead Drive from the Safeguarded Open Space designation.</p> <p>6. Amend the Dalrymple settlement map (Volume 2, page 34) by removing the</p>	

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	<p>site at Barbieston Terrace from the Safeguarded Open Space designation whilst retaining the site within the settlement boundary.</p> <p>7. Amend the Crookedholm settlement map (Volume 2, page 19) by removing the site at Main Road from the Safeguarded Open Space designation whilst retaining the site within the settlement boundary.</p>	
Issue 010 - Historic Environment	<p>I recommend that the plan be modified as follows:</p> <p>1. Amend paragraph 141 to read: 'The Council will not support proposals which would have an unacceptable adverse impact or cause unacceptable damage to heritage resources and their setting, including listed buildings, gardens and designed landscapes, scheduled monuments, battlefields, archaeological and industrial archaeological sites.</p> <p>2. Amend the first sentence of Policy HE3 to read: 'Development that would have an adverse effect on Scheduled Monuments or a significant adverse effect on the integrity of their settings shall not be supported unless there are exceptional overriding circumstances.'</p> <p>3. Amend the last sentence of Policy HE3 to read: 'Any impacts on these historic assets should be avoided, and where this is not possible, minimised.</p> <p>4. Amend the fourth bullet point of Policy HE5 by deleting the words: 'and surrounding landscape'.</p>	116
Issue 011 - Landscape	<p>I recommend that:</p> <p>1. Policy NE1: Protecting and Enhancing Landscape and Features be modified by inserting the new word 'lighting' after the existing word 'finish' in section (i).</p>	125

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	<p>2. Policy NE1 be modified by deletion of the existing wording under the heading 'Mitigation' and insertion of the following wording:</p> <p>'All development which has the potential to have an adverse impact on landscape character and/or landscape features will be required to consider mitigation from the outset. Landscape and visual considerations should inform decisions on site layout, architectural design, and landscape design to reduce the potential for significant effects. Proposals should outline how mitigation measures will be incorporated into the design of the development. These will be considered as part of any planning application.'</p> <p>3. The third paragraph of Policy NE3: Local Landscape Areas be modified by inserting the words 'and visual amenity' after the existing words 'impacts on the character'.</p>	
Issue 012 - Wild land	<p>I recommend that the plan is modified by deleting the text under the heading 'Wild Land' and Policy NE2: Development Impacts on Areas of Wild Land and substituting the following text and policy:</p> <p>'Wild Land</p> <p>NatureScot has identified Wild Land Areas following a detailed analysis (2014) of where wildness can be found in Scotland. East Ayrshire contains one area of distinctive wildness: Merrick. This area is shown on the Nature Conservation Sites Map in Volume 2 of the plan.</p> <p>Defined on the basis of their wildness, areas of wild land contain four key attributes: natural land cover, rugged terrain, remoteness (lack of proximity to public roads or railway stations) and a visible lack of human artefacts (buildings, pylons etc.). Areas of wild land are shrinking and, as a result, their value is</p>	135

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	<p>increasing due to rarity. The plan will protect wild land from inappropriate development pressure, minimising the loss of remaining wildness within the landscape of East Ayrshire.</p> <p>Policy NE2: Development Impacts on Areas of Wild Land</p> <p>East Ayrshire Council will only support development proposals in the Merrick Wild Land Area where the proposal:</p> <ul style="list-style-type: none"> • will support meeting renewable energy targets; or • is for small scale development directly linked to a rural business or croft or is required to support a fragile community in a rural area. <p>All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements, where appropriate. Effects of development outwith wild land areas will not be a significant consideration.'</p>	
Issue 013 - Nature conservation and biodiversity	<p>I recommend that the plan be modified as follows:</p> <ol style="list-style-type: none"> 1. Deletion of the first sentence of paragraph 156 and substitution with the following sentence: 'The council will not support development which would have an unacceptable impact on nature and biodiversity.' 2. Deletion of the first sentence of Policy NE4 and substitution with the following phrase: 	168

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	<p>'In order to protect biodiversity and facilitate its enhancement, recovery and restoration across East Ayrshire, the council will support development proposals that contribute to the enhancement of biodiversity, including the restoration of degraded habitats, build and strengthen nature networks and improve the connection between these networks and minimise adverse impacts through careful planning and design.'</p> <p>3. Deletion of the existing first paragraph under the sub-heading 'Mitigation' at Policy NE4 and substitution with the following paragraph:</p> <p>'The council will be supportive of proposals which incorporate measures which are likely to increase biodiversity and the population of species, most notably those identified within criteria (i) to (iv) of Policy NE6 Vulnerable, Threatened and Protected Species.'</p> <p>4. Deletion of the sub-heading 'National, Major and EIA Development' in Policy NE4 and the first paragraph under that sub-heading and substitution with the following wording:</p> <p>'National or Major Development or Development that requires an Environmental Impact Assessment</p> <p>Development proposals for national or major development or development that requires an environmental impact assessment (EIA) will only be supported by the council where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks, so that they are in a demonstrably better state than without intervention, including through future management. To inform this, best practice assessment methods should be used.'</p>	

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	<p>5. Addition of a fifth criterion under the new heading 'National or Major Development or Development that requires an Environmental Impact Assessment', as follows:</p> <p>'Consider local community benefits of the biodiversity and/or nature networks.'</p> <p>6. Deletion of section (i) of Policy NE5: Protection of Areas of Nature Conservation Interest and substitution with the following wording:</p> <p>'(i) There will be a presumption against development which could adversely impact areas of international importance designated or proposed by Scottish Ministers for designation as Special Protection Areas or Special Areas of Conservation (European sites). Any development likely to have a significant effect on a European site which is not directly connected with, or necessary for, its conservation management must be subject to a 'Habitats Regulations Appraisal' or an 'appropriate assessment' of the implications for the conservation objectives. Such development will only be approved if the appraisal shows there will be no adverse effect on the integrity of the site. A derogation from Scottish Ministers is available for authorities to approve plans or projects which could adversely affect the integrity of a European site if:</p> <ul style="list-style-type: none"> • it has been demonstrated that there are no alternative solutions; • there are reasons of over-riding public interest, including social and economic reasons; and • compensatory measures are taken to ensure that the overall coherence of the European sites network is protected. <p>7. Deletion of the first sentence of section (iii) of Policy NE5: and substitution with the following sentences:</p>	

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	<p>'There will be a presumption against any development which could have a significant adverse impact on the integrity of a site of local importance (i.e. Local Nature Conservation Site and Local Nature Reserve) or the qualities for which it has been identified. This presumption against development will also apply to other sites which are undergoing or have undertaken in-situ conservation and/or long-term enhancement work (i.e. bog and peatland restoration sites) and sites of former mineral extraction that have been restored or naturally regenerated, subject to an assessment of the environmental value of any flora and fauna on the site.'</p> <p>8. Addition of the following wording at the end of section (iii) of Policy NE5:</p> <p>'..., in proportion to the nature and scale of the development and its impact. Any significant adverse impact on the integrity of the area must be clearly outweighed by social, environmental or economic benefits of at least local importance.'</p> <p>9. The Nature Conservation Sites Map produced for the local development plan examination (CD31) is to be included in Volume 2 of the plan.</p> <p>10. Deletion of paragraph 160 and substitution with the following paragraph:</p> <p>'The Nature Conservation Sites Map in Volume 2 of the plan shows the location of Special Protection Areas, Special Areas of Control, Sites of Special Scientific Interest and Local Nature Reserves along with wild land and the Galloway and South Ayrshire Biosphere. The council is currently undertaking a review of Local Nature Conservation Sites and will produce non-statutory planning guidance accordingly. This will include a map showing the location of local nature conservation sites.'</p>	

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	<p>11. Deletion of the first paragraph of Policy NE6 Vulnerable, Threatened and Protected Species under the sub-heading 'Biodiversity Action Plan' and substitution with the following paragraph:</p> <p>'Development that would have a significantly adverse effect on priority habitats or species set out within the Ayrshire Local Biodiversity Action Plan will not be permitted unless it can be demonstrated that the impacts are clearly outweighed by social, environmental or economic benefits of local importance.'</p> <p>12. Addition of the following phrase at the end of the second paragraph of Policy NE6 under the sub-heading 'Biodiversity Action Plan':</p> <p>'...where applicable, in line with the mitigation hierarchy (see glossary).'</p> <p>13. Deletion of the paragraph under the sub-heading 'Threatened and Vulnerable Wildlife' in Policy NE6: and substitution with the following paragraph:</p> <p>'The council will not support development which would have an unacceptable adverse impact on critically endangered, endangered, vulnerable or near-threatened species.'</p> <p>14. Deletion of the following wording from Policy NE7: Geodiversity and Geological Interest:</p> <ul style="list-style-type: none"> • 'There is no suitable alternative site for the development;' <p>15. Deletion of the wording against the six bullet points under Policy NE8: Trees, Woodland, Forestry and Hedgerows and substitution with the following</p>	

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	<p>wording:</p> <ul style="list-style-type: none"> • 'ancient semi-natural woodland and ancient and veteran trees; • native woodland, hedgerows and individual trees of high biodiversity value or identified for protection in the Ayrshire and Arran Forestry and Woodland Strategy; and • trees protected by Tree Preservation Orders'. <p>16. Addition of the following sentence to the second paragraph of Policy NE8:</p> <p>'Proposals which are likely to result in fragmentation or severance of woodland habitats will not be supported unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy (see glossary).'</p> <p>17. Addition of a new third paragraph to Policy NE8, as follows:</p> <p>'Development proposals will not be supported where they conflict with a restocking direction, remedial notice or registered notice to comply issued by Scottish Forestry.'</p> <p>18. Deletion of the existing third paragraph of Policy NE8 and substitution with the following paragraph: 'Where the loss of trees, woodland and hedgerows is allowed, it will be necessary for development proposals to achieve significant and clearly defined additional economic, social or environmental public benefits in line with the Scottish Government's Control of Woodland Removal policy.'</p> <p>19. Changing the wording 'Provisional Wildlife Sites' in the glossary to 'Local Nature Conservation Sites'.</p>	

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	<p>20. Addition of the following terms and definitions to Section 9.1 Glossary:</p> <ul style="list-style-type: none"> • Conservation action (species): The criteria for the threatened categories are to be applied to a taxon (family or species) whatever the level of conservation action affecting it. It is important to emphasise that a taxon may require conservation action even if it is not listed as threatened. Conservation actions which may benefit the taxon are included as part of the documentation requirements (see Annex 3 of the IUCN Red List of Threatened Species). • Critically endangered: A species considered to be facing an extremely high risk of extinction in the wild. • Endangered: A species considered to be facing a very high risk of extinction in the wild. • Least concern: A taxon which does not qualify as being critically endangered, endangered, vulnerable or near threatened. Widespread and abundant taxa are included in this category. • Near threatened: A species which does not qualify as critically endangered, endangered or vulnerable now but is close to qualifying or is likely to qualify for a threatened category in the near future. • Nationally rare (species): A species found in 1-15 hectads (100 square kilometres). • Nationally scarce (species): A species found in 16-100 hectads. • Rarity (species): The term used formally in relation to the number of hectads in which a species is known to occur. • Vulnerable: A species considered to be facing a high risk of extinction in the wild. <p>21. Deletion of the bullet point 'Local Nature Conservation Sites' on page 3 of Volume 2 and insertion of a new eighth paragraph on page 3 to read:</p>	

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	<p>'A separate Soils Map shows the location of prime and good quality, locally important agricultural land and Class 1, 2 and 5 areas of carbon-rich soil, deep peat and priority peatland habitat. Nature conservation sites are also shown on a separate map.'</p>	
<p>Issue 014 - Soils and agricultural land</p>	<p>I recommend that the plan be modified as follows:</p> <p>1. Deletion of the last sentence of the paragraph under the sub-heading 'Agricultural Land' and substitution with the following sentence:</p> <p>'A Soils Map detailing areas of prime quality agricultural land and good quality, locally important agricultural land can be found in Volume 2.'</p> <p>2. Deletion of Policy NE10: Protection of prime-quality agricultural land and substitution with the following policy:</p> <p>'Policy NE10: Protection of agricultural land</p> <p>The council will seek to ensure there is no unacceptable and irreversible loss of prime quality and good quality, locally important agricultural land. Prime quality land is defined as land identified in classes 2 and 3.1 on the Macauley Land Capability for Agriculture maps of Scotland. Good quality, locally important agricultural land is defined as land identified in class 3.2 on these maps.</p> <p>Development proposals on prime or locally important agricultural land will not be permitted unless it is for one or more of the following purposes:</p> <ul style="list-style-type: none"> • Land allocated for development in this plan. • Small-scale development directly related to a rural and/or agricultural 	<p>192</p>

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	<p>business, including housing to enable essential workers for the business to live on site.</p> <ul style="list-style-type: none"> • The development of production and processing facilities utilising produce from the land where no other local site is suitable. • Essential infrastructure where there is a specific locational need and no other suitable site. • The generation of energy from renewable sources or the extraction of minerals and there is secure provision for restoration. <p>In all the above exceptions, the layout and design of the proposal must minimise the amount of protected land that is required and protect soil that remains in situ from damage, including from compaction and erosion, and must minimise soil sealing.'</p> <p>3. Deletion of Policy NE11: Soils and substitution with the following policy:</p> <p>'Policy NE11: Soils</p> <p>Development proposals on undeveloped land must be designed to:</p> <ul style="list-style-type: none"> • avoid, if possible, and, if avoidance is not possible, minimise disturbance to soils; • protect soils from damage, including from compaction and erosion; and • minimise soil sealing. <p><u>Proposed development on peatland, carbon-rich soils and priority peatland habitat</u></p> <p>In recognition of the role of peatland and carbon-rich soils as valuable carbon</p>	

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	<p>stores, or 'sinks', the council will seek to minimise adverse impacts from development on such soils, including by the release of CO2 to the atmosphere. The council will support and promote the restoration of peatland habitats where there is potential for such habitats to become active carbon stores and help to reduce net carbon emissions.</p> <p>There will be a presumption against the disturbance and/or removal of Class 1, 2 and 5 peatland, deep peat and other carbon-rich soils unless it is essential for one or more of the following:</p> <ul style="list-style-type: none"> • In situ conservation purposes. • Restoration of peatland habitats. • Essential infrastructure and there is a specific locational need and no other suitable site. • Generation of energy from renewable sources that optimises the contribution of the area to greenhouse gas emissions reduction targets. • Small-scale development directly linked to a rural business or farm. • Development proposals that would support a fragile community in a rural area. <p><u>Minimising disturbance to soils</u></p> <p>Where development is proposed on peat and other carbon-rich soils, a detailed site-specific survey of peatland habitats is required which identifies:</p> <ul style="list-style-type: none"> • Baseline depth, habitat condition, quality and stability of carbon-rich soils. • Likely effects of development, including on soil disturbance. • A comprehensive assessment and justification of the likely net effects of development on climate emissions and loss of carbon. 	

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	<p>Any detailed survey work must consider fully the potential impact on Class 1, 2 and 5 areas of carbon-rich soil, deep peat and priority peatland identified by NatureScot and shown on the Soils Map in Volume 2 of this plan.</p> <p>Where an assessment identifies peat on site, a peat management plan will be required. This must show:</p> <ul style="list-style-type: none"> • that adverse impacts including unnecessary disturbance, degradation and erosion have been avoided, where possible, or minimised through best practice, where this is not possible; • with other plans, as appropriate, that the site can be restored or enhanced to create a functioning peatland system capable of achieving carbon sequestration; • how peat is to be carefully handled to retain its existing structure and integrity for reuse; and • storage of peat to be undertaken in purpose-designed peat storage areas. <p>All storage of peat and its use in the restoration of a site must be carried out to the satisfaction of the council, NatureScot and the Scottish Environment Protection Agency.</p> <p>If peat that has not been identified as Class 1, 2 or 5 by NatureScot is required to be removed in order to access mineral reserves, a full justification for its removal must be provided.</p> <p><u>Commercial peat extraction</u></p> <p>Development proposals for new commercial peat extraction will only be</p>	

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	<p>supported where:</p> <ul style="list-style-type: none"> • the extracted peat is required to support the Scottish whisky industry; • there is no reasonable substitute; • the area of extraction is the minimum necessary and the proposal retains an in situ residual depth of peat of at least one metre across the whole site, including drainage features; • the time period for extraction is the minimum necessary; and • there is an agreed comprehensive site restoration plan which will progressively restore, over a reasonable timescale, the area of extraction to a functioning peatland system capable of achieving carbon sequestration.' <p>4. Deletion of the first paragraph following Policy NE11: Soils and substitution with the following paragraph:</p> <p>'Policy NE11 adheres to the principles set out within National Planning Framework 4 (NPF4) Policy 5: Soils where relevant and applicable to the context and setting of East Ayrshire. The Coalfield Environment Initiative (CEI) has undertaken significant restoration works to enhance bog and peatland areas within East Ayrshire. As such, the council does not consider the extraction of peat for commercial purposes to be appropriate with the sole exception of extraction to support the Scotch whisky industry, as provided for in NPF4.'</p> <p>5. Deletion of the bullet point 'prime quality agricultural land' on page 3 of Volume 2 and insertion of a new eighth paragraph on page 3 (i.e. after the paragraph which begins 'All areas shaded green...') to read:</p> <p>'A separate Soils Map shows the location of prime and good quality, locally important agricultural land and Class 1, 2 and 5 areas of carbon-rich soil, deep</p>	

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	<p>peat and priority peatland habitat. Nature conservation sites are also shown on a separate map.'</p> <p>6. Inclusion of the Soils Map produced for the local development plan examination (CD30) in Volume 2 of the plan.</p>	
Issue 015 - Environmental protection	<p>I recommend that the plan be modified as follows:</p> <p>1. The preamble to Policy NE12: Water, Air, Light and Noise Pollution be modified by adding a new second paragraph under the sub-heading, as follows:</p> <p>'The use of a private sewerage system will require approval from SEPA.'</p> <p>2. Policy NE12; Water, Air, Light and Noise Pollution be modified as follows:</p> <p>(i) By deleting the second sentence from the sixth paragraph under the heading 'Water Environment and Resources' and substituting the following sentence:</p> <p>'Where it is not possible to connect to the public system, drainage should be to an appropriately designed private sewerage system or septic tank and, if applicable, outfall.'</p> <p>(ii) By deleting the first sentence from the paragraph headed 'Air' and substituting the following sentence:</p> <p>'All developers will be required to ensure their proposals have minimal adverse impact on air quality and should have regard to the mitigation hierarchy to address any impacts of their development.'</p> <p>3. Policy NE13: Contaminated Land be modified by deleting the second</p>	209

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	<p>sentence and substituting the following sentence:</p> <p>'In this regard, developers will be required to carry out site investigation, risk assessment, remediation and monitoring of the development site as detailed in PAN33: Development of Contaminated Land.'</p>	
Issue 016 - General Housing	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. the following new paragraph be inserted into the plan after the existing paragraph 179: <p>'Affordable and market provision may include specialist housing for people with particular needs. The East Ayrshire Housing Needs and Demand Assessment (HNDA) projected a total need for adapted housing of 2,000 in 2037, estimated that there were 147 wheelchair users in housing need in 2018, and identified a need for 20-25 new supported accommodation places for young people moving on from care. The HNDA also identified a requirement for one site, or two smaller sites for gypsy/ travellers.'</p> 2. criteria (i) to (vi) of Policy RES1; New Housing Development are deleted and replaced with the following criteria: <p>'(i) the proposal is supported by an agreed timescale for build-out; and (ii) the proposal is otherwise consistent with the plan Spatial Strategy, the principles of 20 Minute Neighbourhoods and the availability of infrastructure to support development; and (iii) either</p> <ul style="list-style-type: none"> • overall progress in the build-out of sites included in the Housing Land Pipeline is exceeding delivery timelines set out in the most up-to-date Action Programme for the plan; or 	234

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	<ul style="list-style-type: none"> • the proposal is consistent with Rural Housing development policies; or • the proposal is within a defined settlement boundary, and is either on a small site or within a site identified in the latest published Vacant and Derelict Land Survey; or • the proposal is for the delivery of a development of affordable homes as part of a Local Authority-led or supported affordable housing plan.' <p>3. criterion (ii) of Policy RES2: Affordable Housing be deleted and replaced with: '(ii) on all sites of 30 or more houses proposed in the Kilmarnock and Loudoun sub housing market area. Within such developments, at least 25% of houses will be required to be affordable in nature.'</p> <p>4. the second sentence of the definition of '20 minute neighbourhood' in chapter 9.1 (Glossary) be amended to read: 'This is achieved when residential development integrates with ... [continue as in proposed plan]'</p> <p>5. the following new definition be included in chapter 9.1 (Glossary): 'Inclusive Design - The design of an environment so that it can be accessed and used by as many people as possible, regardless of age, gender or disability.'</p>	
Issue 017 - Housing Land Supply	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The phrase 'Housing Land Requirement' at paragraphs 50 and 184 be replaced with 'Minimum All Tenure Housing Land Requirement'; 2. All references to 'HLR' in paragraphs 50, and 184 to 189, and in Table 2 be 	255

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	<p>replaced with 'MATHLR';</p> <p>3. The second sentence of paragraph 185 be amended to read: 'The council estimates that 2,640 dwellings of this would constitute ... [continue as in proposed plan].'</p>	
<p>Issue 018 - Rural housing and rural industry</p>	<p>I recommend that:</p> <p>1. Criterion (ii) of Policy RH1: Housing in the Rural Protection Area be deleted, and replaced with the following:</p> <p>'(ii) to reinstate a former dwelling house or as a one-for-one replacement of an existing permanent house; or'</p> <p>2. The following additional criteria be added to Policy RH1:</p> <p>'(vi) to reuse a redundant or unused building; or (vii) for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area.'</p> <p>3. Policy IND2 be deleted, and replaced as follows:</p> <p>'Outwith settlement boundaries, small scale new business and industrial developments (Class 4,5 and 6), and extensions to existing developments for those classes, that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:</p> <p>i. diversification of existing businesses; ii. production and processing facilities for local produce and materials, for</p>	<p>284</p>

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	<p>example sawmills, or local food production; iii. reuse of a redundant or unused building; iv. appropriate use of a historic environment asset or appropriate enabling development to secure the future of historic environment assets; v. reuse of brownfield land where a return to a natural state has not or will not happen without intervention; or vi. small scale developments that support new ways of working such as remote working, homeworking and community hubs.</p> <p>Development proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.'</p>	
Issue 019 - Tourism	<p>I recommend that the plan be modified as follows:</p> <p>Policy TOUR1: Tourism Development</p> <p>Amend Policy TOUR1 by deleting the words 'Natura 2000 site' in paragraph 4 and replacing them with the words 'European site'.</p> <p>Policy TOUR4: The Dark Sky Park</p> <p>Amend Figure 17: Dark Sky Park (page 115) to include the Transition Zone around the area depicted as the Buffer Zone.</p>	303
Issue 020 - Infrastructure (developer contributions and waste)	<p>I recommend that the plan be modified as follows:</p> <p>1. Deletion of the word 'demands' in the first sentence of Policy INF4: Developer Contributions and substitution of the word 'impacts'.</p>	329

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	<p>2. Deletion of paragraph 231 and substitution with the following paragraph:</p> <p>'In addition to any contributions made under Policy INF4, developers will be required to meet the costs of providing the service infrastructure necessary for their development such as on-site access roads and drainage.'</p> <p>3. Deletion of the existing policy 'Policy WM4: Recovery and Disposal of Waste' and substitution with the following policy:</p> <p>'Policy WM4: Recovery of Energy from Waste.</p> <p>Development proposals which involve the recovery of energy from waste will only be supported in limited circumstances where a national or local need has been sufficiently demonstrated (e.g., in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal:</p> <ul style="list-style-type: none"> (i) is consistent with climate change mitigation targets and in line with circular economy principles; (ii) can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and that, wherever possible, potential local customers have been identified; (iii) is supported by a heat and power plan which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage); (iv) complies with the relevant guidelines published by the Scottish Environment 	

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	<p>Protection Agency (SEPA); (v) has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals; and (vi) fully accords with the provisions of Policy WM3 as they relate to energy-from-waste facilities.'</p>	
Issue 021 - Transport	<p>I recommend the plan be modified as follows:</p> <ol style="list-style-type: none"> 1. Inclusion of a note on Figure 10 to read as follows: 'Note: this map does not show the entire path network. More details are available from the Development Planning and Regeneration service.' 2. Deletion of the second sentence of paragraph 100 and substitution with the following sentence: 'The creation of park and ride facilities would assist in achieving the goal in Scotland's Climate Change Plan of achieving net zero emissions by 2045 and making significant progress towards this by 2030, including by reducing car kilometres travelled by 20% through reducing the need to travel and promoting more sustainable transport.' 3. Deletion of the word 'draft' before the acronym 'NPF4' in paragraph 239. 4. Deletion of the text at Policy T1: Transport requirements in new development and substitution with the following text: 'a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals: 	358

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	<p>i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.</p> <p>ii. which support a mode shift of freight from road to more sustainable modes, including last-mile delivery.</p> <p>iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).</p> <p>b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:</p> <p>i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;</p> <p>ii. Will be accessible by public transport, ideally supporting the use of existing services;</p> <p>iii. Integrate transport modes;</p> <p>iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;</p> <p>v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;</p> <p>vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;</p> <p>vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and</p> <p>viii. Adequately mitigate any impact on local public access routes.</p> <p>c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken</p>	

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	<p>in accordance with the relevant guidance.</p> <p>d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.</p> <p>e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.</p> <p>f) Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.</p> <p>g) Development proposals that have the potential to affect the operation and safety of the Strategic Transport Network will be fully assessed to determine their impact. Where it has been demonstrated that existing infrastructure does not have the capacity to accommodate a development without adverse impacts on safety or unacceptable impacts on operational performance, the cost of the mitigation measures required to ensure the continued safe and effective operation of the network should be met by the developer.</p> <p>While new junctions on trunk roads are not normally acceptable, the case for a new junction will be considered by Transport Scotland where significant economic or regeneration benefits can be demonstrated. New junctions will only be considered if they are designed in accordance with relevant guidance and</p>	

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	<p>where there will be no adverse impact on road safety or operational performance.'</p> <p>5. Insertion of an additional policy after Policy T1, as follows:</p> <p>'Policy T2: 20-minute neighbourhoods</p> <p>Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:</p> <ul style="list-style-type: none"> • sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks; • employment; • shopping; • health and social care facilities; • childcare, schools, and lifelong learning opportunities; • playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities; • publicly accessible toilets; and • affordable and accessible housing options, ability to age in place and housing diversity.' <p>6. Deletion of the name 'Natura 2000' from the third paragraph of Policy T3: Development and protection of core paths and other routes and substitution with the word 'European'.</p> 	

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	<p>7. Addition of the word 'permanently' before 'disrupts' in the first sentence of the fourth paragraph of Policy T3.</p> <p>8. Deletion of the wording 'Where such disruption or adverse impact is demonstrated to be unavoidable,...' from the fifth paragraph of Policy T3 and substitution with the following wording: 'Where short term or interim disruption or adverse impacts are demonstrated to be unavoidable,...'</p> <p>9. Deletion of the first sentence of the note at the foot of Policy T3 and substitution with the following sentence: 'Where a diversion of a core path or other route, either temporary or permanent, is sought as a result of a development proposal, a Stopping Up Order (SUO) will be required in accordance with section 208 of the Town and Country Planning (Scotland) Act 1997 or, in the case of a core path, the Land Reform (Scotland) Act 2003.'</p> <p>10. Deletion of the first two paragraphs and table from Policy T4: Charging infrastructure for electric vehicles and substitution with the following paragraph: 'All new development will be required to provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards.'</p>	
Issue 022 - Renewable energy and low carbon buildings	<p>I recommend the plan be modified as follows:</p> <p>1. An additional paragraph be inserted into Section 8.1 Supporting Renewable Energy before the sub-heading 'Encouraging a strategic approach to renewable</p>	380

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	<p>energy development' to read as follows:</p> <p>'The following classes of development are designated as national development in National Planning Framework 4:</p> <ul style="list-style-type: none"> • Onshore electricity generation, including electricity storage, from renewables exceeding 50 megawatts capacity. • New and/or replacement upgraded onshore high voltage electricity transmission lines, cables and interconnectors of 132kv or more. • New and/or upgraded infrastructure directly supporting onshore high voltage electricity lines, cables and interconnectors including converter stations, switching stations and substations. <p>This designation means that the principle of the development does not need to be agreed in the planning application process, providing more certainty for communities, business and investors.'</p> <p>2. Policy RE1: Renewable Energy be modified as follows:</p> <p>(i) Deletion of the first paragraph and substitution with the following paragraph:</p> <p>'Proposals for the generation, storage and utilisation of renewable energy, including proposals for the co-location of these technologies, in the form of new build development, infrastructure or retrofit projects are encouraged and will be supported in standalone locations and as integral parts of new and existing developments, where they are acceptable when assessed against all relevant criteria set out in the Renewable Energy Assessment Criteria table below.'</p> <p>(ii) Introduction of an additional paragraph after the existing second paragraph as follows:</p>	

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	<p>'Areas identified for windfarms are expected to be suitable for use in perpetuity.'</p> <p>(iii) Deletion of the following sentence of the existing fourth paragraph:</p> <p>'Applications for major energy generation developments should also be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions arising from the development will be abated.'</p> <p>(iv) Deletion of the text under the sub-heading 'Renewable Energy Assessment Criteria' and substitution with the following text: Climate change impacts:</p> <ul style="list-style-type: none"> • Scale of contribution to renewable energy targets. • Effect on greenhouse gas and carbon emissions. <p>Environmental impacts:</p> <ul style="list-style-type: none"> • Significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable. • Effects on biodiversity, including impacts on birds, with particular reference to European sites and other national and local designations. • Impacts on the historic environment. • Effects on hydrology, the water environment, flood risk and groundwater dependent terrestrial ecosystems. • Impacts on trees, forests and woodlands. 	

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	<p>Community and economic impacts:</p> <ul style="list-style-type: none"> • Impacts on public access, including long distance walking and cycling routes and scenic routes. • Impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker. • Net economic impact, including employment, training and business and supply chain opportunities. <p>Infrastructure impacts:</p> <ul style="list-style-type: none"> • Impacts on aviation and defence interests and seismological recording. • Impacts on trunk roads and road traffic during construction, operation and decommissioning. • Impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised. <p>Other impacts:</p> <ul style="list-style-type: none"> • Cumulative impacts. • Grid capacity should not constrain renewable energy development. <p>Proposals for renewable energy must consider decommissioning and restoration proposals as part of their applications. The need for planning conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration will be considered, as will the need for planning obligations to achieve site restoration.'</p> <p>3. The last sentence of the third paragraph of Policy RE2: Heating and Cooling</p>	

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	<p>be deleted and substituted with the following sentence:</p> <p>'The installation of pipework to the curtilage of development and safeguarding of piperuns within developments to allow future connection will be required unless the submitted energy statement demonstrates that there are significant financial or technical barriers to installation.'</p> <p>4. The following sentence be added at the end of the second paragraph of Policy RE3: Low and Zero Carbon Buildings:</p> <p>'The minimum 15% reduction target will be reviewed two years after adoption of the local development plan to identify a rising target. The revised target will be published in the Energy and Electric Vehicle Charging Supplementary Guidance.'</p>	
Issue 023 - Flood Risk	<p>I recommend that the plan be modified as follows:</p> <p>1. Delete the wording under Policy CR1: 'Flood risk management' in its entirety and replace with the following:</p> <p>'The Council will take a precautionary approach to flood risk from all sources and will promote flood avoidance in the first instance. Flood storage and conveying capacity will be protected and development will be directed away from functional flood plains and undeveloped areas of medium to high flood risk. Where development proposals are at risk of flooding or in a flood risk area, proposals will only be supported if they are for:</p> <p>i. Essential infrastructure where the location is required for operational reasons; ii. Water compatible uses; iii. Redevelopment of an existing building or site for an equal or less vulnerable use; or</p>	391

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	<p>iv. Redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.</p> <p>The following provisions apply:</p> <p>(i) Subject to Flood Risk Assessment (FRA), there will be a presumption in favour of new development which:</p> <ul style="list-style-type: none"> a. takes account of SEPA's flood risk and land use vulnerability guidance (2018) and any relevant updates to, or replacements of this guidance; b. demonstrates that flood risk is understood and addressed, with measures to protect against and manage that flood risk clearly set out; c. ensures there is no reduction in floodplain capacity; d. does not lead to an increase in the probability of flooding on or outwith the site or a need for future flood protection schemes; e. does not result in development of a use more vulnerable to flooding or with a larger footprint than any previous development on site; f. incorporates flood protection measures to allow a 'freeboard allowance', whereby additional height should be added to the predicted level of a flood to make allowances for uncertainties. Design solutions should also include some leeway for the unknown effects of climate change; g. discharge to a watercourse (open or piped) is limited to 4.5L/sec/ha if the site is greater than 1ha in size or 5L/sec/ha if the site is smaller than 1ha in size; h. incorporates permeable surfaces (minimising the area of impermeable surfaces) and the use of sustainable drainage systems (SuDS), with adequate maintenance arrangements, to avoid increased surface water flooding. SuDS/attenuation should be suitably sized to accommodate a 1:200yr event so 	

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	<p>as to reflect the discharge rate stated in (g) above;</p> <p>i. incorporates the use of water resistant and/or resilient construction materials and measures; and</p> <p>j. does not create an island of development and provides safe access and egress free of flood risk to the site.</p> <p>(ii) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.</p> <p>(iii) the Council will support development proposals that demonstrate accordance with Local Flood Risk Management Plans. There will be a presumption against development which would prejudice the implementation of such plans.</p> <p>(iv) land raising and elevated buildings will only be supported in exceptional circumstances and where it is demonstrated that it would not have an adverse impact on flood risk outside the raised area.</p> <p>(v) proposals must be accompanied by a Drainage Assessment and Surface Water Management Plans (SWMP) (including flood route to the SUDS/attenuation) to the satisfaction of the Council, where drainage is already constrained or problematic.</p> <p>(vi) the Council will support development of the following flood prevention measures:</p> <p>a. wetland creation and peatland restoration;</p> <p>b. green and blue infrastructure;</p> <p>c. flood protection schemes, restoring natural features, enhancing flood storage capacity and avoiding the construction of new culverts and the opening of existing culverts; and</p>	

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	<p>d. creation, expansion and enhancement of natural Flood Management (NFM) techniques in reducing the risk of flooding. Development that has an impact on the potential to provide NFM will only be supported by the Council where the land's sustainable flood management function can be safeguarded.</p> <p>(vii) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.</p> <p>(viii) All proposals should presume no surface water connection to the combined sewer.</p> <p>The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.</p> <p>Development proposals should demonstrate that future adaptations can be made to accommodate the effects of climate change.'</p> <p>2. Under 'FL' in the symbol key to the Settlement Maps on page 4 of Volume 2 of the plan, delete the word 'recommended' and replace with the word 'required'.</p>	
Issue 024 - Auchinleck and Catrine	I recommend that the Catrine settlement map (page 16 of Volume 2 of the Local Development Plan 2) be amended by excluding the site with planning permission for 10 houses (ref:22/0694/PP) from the area covered by 'safeguarded open space'.	401
Issue 025 - Bank Glen	No changes are recommended.	406
Issue 026 - Crosshouse	<p>I recommend that:</p> <p>1. The indicative housing capacity given for site CH-H3: Irvine Road,</p>	433

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	<p>Crosshouse in Volume 2 of the plan be amended to 30.</p> <p>2. The developer requirement for site CH-H3: Irvine Road, Crosshouse in Volume 2 of the plan be amended to read as follows:</p> <p>'The developer of the site will be required to provide an appropriate landscape buffer on that part of the site which adjoins Holm Farm to address any amenity concerns arising from proximity to that site. Should the redevelopment of Holm Farm for housing be assured then the landscape buffer will not be required.'</p>	
Issue 027 - Darvel	No modifications.	453
Issue 028 - Drongan	I recommend that the boundary of site DG-H1 be amended to exclude those areas of public open space as detailed in the site plan (RD10) submitted in representations	471
Issue 029 - Dalmellington, Dalrymple and Patna	<p>I recommend that the DA-H1: Ayr Road site, shown on the Dalmellington and Burnton settlement map, be extended to include that part of the proposed DA-X1 site which immediately adjoins the allocated site to the south-east. I also recommend that the site area and indicative housing capacity shown in the proposed plan is adjusted accordingly.</p> <p>For the avoidance of doubt, this recommendation does not include the larger part of the proposed DA-X1 site situated between the houses fronting onto Ayr Road/Bellsbank Crescent and the Muck Water.</p>	493
Issue 030 - Dunlop	No modifications.	514
Issue 031 - Fenwick residential	<p>I recommend that:</p> <p>1. the following sentence be included among the developer requirements for site FW-H2 in Volume 2 of the plan.</p> <p>'The developer must, as far as is reasonably possible, retain the existing stone</p>	583

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	<p>wall along the eastern boundary of the site.'</p> <p>2. Site FW-F1(H) be removed from Schedule 3 and from Volume 2 of the plan.</p>	
Issue 032 - Fenwick non-residential	<p>I recommend that the following additional sentence be added at the end of paragraph 100:</p> <p>'For the avoidance of doubt, the inclusion of these proposals in the plan is not intended to establish the principle of these uses at these locations.'</p>	595
Issue 033 - Galston and Newmilns	<p>I recommend that an additional developer requirement be added for site GA-H1: Belvedere View in Volume 2 of the plan to read:</p> <p>'Development proposals must incorporate a robust landscape framework, including a defensible settlement edge.'</p>	609
Issue 034 - Hurlford and Crookedholm	<p>I recommend that the words '... along the southern boundary of the site ...' be deleted from the developer requirement for site HU-B1(O): Mauchline Road.</p>	618
Issue 035 - Kilmaurs	<p>No modifications.</p>	642
Issue 036 - Kilmarnock North	<p>No modifications.</p>	677
Issue 037 - Kilmarnock South	<p>No modifications.</p>	687
Issue 038 - Kilmarnock West	<p>I recommend that:</p> <p>1. The site specific developer requirements for site KK-H3; Fardalehill (E) be deleted from the volume 2 of the plan.</p> <p>2. The following sentence be added to the developer requirements for site KK-H7: Irvine Road.</p> <p>'A noise impact assessment will be required to support any application. The applicant will be required to incorporate within their development any required</p>	712

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	<p>mitigation measures identified through the assessment.'</p> <p>3. Site KK-X21 be included in the Rural Area section of volume 2 of the plan, and on the proposals map as a miscellaneous opportunity. In volume 2, the use is to be given as 'Business/ industrial and potentially other non-residential uses appropriate to this peripheral location', and the notations 'SW' and 'FL' are to be given as the developer requirements (general).</p> <p>4. The area of site KK-A1: Ayrshire Engineering Park be reduced on the Kilmarnock proposals map to the area labelled 'Alternative extent of KK-A1' in the map accompanying the council's response dated 27 July 2023 to further information request 2. Also that the consequential reduction in the stated site area be made at schedule 4 and in volume 2 of the plan.</p> <p>5. The following sentence be added to the developer requirements for site KK-A1: Ayrshire Engineering Park in volume 2 of the plan.</p> <p>'A masterplan must be prepared for the site, setting out a landscape framework that provides defensible edges to the development, including structural planting along the western boundary, and incorporates SuDS features.'</p> <p>6. Site KK-F1(B) be removed from the plan.</p>	
Issue 039 - Kilmarnock East	<p>I recommend that:</p> <p>1. The third sentence of the developer requirements for site RU-A1: Ayrshire Manufacturing Investment Corridor be deleted and replaced with the following sentence.</p> <p>'No development is to be occupied ahead of the signalisation of the Bellfield</p>	724

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	<p>Interchange, the extension of the A77 southbound offslip and the implementation of a package of active travel measures.'</p> <p>2. A new fourth sentence be inserted into the developer requirements for site RU-B2(O1): Kirlandside and Kaimshill, as follows.</p> <p>'No development is to be occupied ahead of the signalisation of the Bellfield Interchange, the extension of the A77 southbound offslip and the implementation of a package of active travel measures. Additional transport requirements ... [continue as in proposed plan]'</p> <p>3. The developer requirements for site RU-B2(O2) are deleted and replaced with the following wording.</p> <p>'The council will require the developer to prepare a masterplan for their proposed development site in line with PAN 83. This should include the provision of a robust landscape framework that provides an attractive defensible edge to the development. No development is to be occupied ahead of the signalisation of the Bellfield Interchange, the extension of the A77 southbound offslip and the implementation of a package of active travel measures. No more than 25% of the site may be developed before the completion of further measures to mitigate the impact of development on the Bellfield Interchange, possibly including the partial dualling of the A71 and A76 on the approach to the interchange. Additional transport requirements are set out in Volume 1 PROP4.'</p>	
Issue 040 - Knockentiber	No modifications.	730
Issue 041 - Mauchline	<p>I recommend that the plan be modified as follows:</p> <p>Amend the settlement boundary of Mauchline (Volume 2, page 79), to the north of Netherplace Quadrant, to include the site boundary associated with the</p>	758

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	approved planning application (ref:22/0081/PP) (CD58).	
Issue 042 - Stewarton	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. Site ST-F1(H) be removed from the plan, including from the proposals map, schedule 3 and volume 2. 2. The words 'Business/ industrial' be added in the box to the right of the box containing the word 'Use' for site ST-B1(O): Magbiehill in volume 2 of the plan. 	796
Issue 043 - Rural area	I recommend that the words 'Hipopyts monooptopa' be deleted from the first paragraph of the site-specific developer requirements for site RU-M1: Barony Colliery and replaced with the words 'Hipopitys monotropa'.	809
Issue 044 - Loudoun Castle Estate	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The phrase 'adverse impacts' in the third sentence of the first paragraph of the 'Site Assets' section of Policy TOUR6: Loudoun Castle Estate Garden and Designed Landscape be deleted and replaced with 'significant adverse impacts'. 2. The phrase 'detrimental impacts' in the second sentence of the second paragraph of the 'Site Assets' section of Policy TOUR6 be deleted and replaced with 'significant detrimental impacts'. 3. The phrase 'Areas with potential ...' in the title and the key to figure 19 of the plan be deleted and replaced with the phrase 'Areas of most potential ...'. 	836
Issue 045 - Miscellaneous	<p>I recommend that:</p> <ol style="list-style-type: none"> 1. The words 'and NPF4' be inserted into paragraph 12 after the existing words 'Supplementary Guidance'. 2. The following sentence be added at the end of the third paragraph of Policy 	850

**Proposed East Ayrshire Local Development Plan 2 Examination
Report to East Ayrshire Council – 20 December 2023
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>NE12: Water, air and noise pollution:</p> <p>'When there are culverted watercourses within or immediately adjacent to a site, a feasibility study including a flood risk assessment should be undertaken prior to development to assess the potential for channel restoration.'</p>	