



EAST AYRSHIRE COUNCIL

Local Development Plan 2

VOLUME

01

VOLUME

01

EAST AYRSHIRE COUNCIL
Local Development Plan 2

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01

Introduction

- 1 **Welcome to East Ayrshire's second Local Development Plan (LDP2). The LDP represents the Council's settled view on how East Ayrshire should be developed over the next 10-20 years. As well as indicating where development should and should not occur, LDP2 is proactive in supporting the creation of successful places.**
- 2 LDP2 covers the whole of the East Ayrshire Council area (Figure 1) and sets out the Council's planning policy framework for all matters. Further details on the preparation and production of development plans in East Ayrshire can be found in our Development Plan Scheme available on the Council's website.
- 3 The Plan has taken account of a wide range of publications and views including National Planning Framework 4 (NPF4), [National Transport Strategy 2 \(NTS2\)](#), the indicative Ayrshire Regional Spatial Strategy, the Council's [Community Plan 2015-2030](#), and various Council strategies such as the Local Housing Strategy, as well as representations received at Call for Issues, Priorities and Proposals and Main Issues Report stages.
- 4 LDP2 replaces the East Ayrshire Local Development Plan (LDP1) 2017 and the Minerals Local Development Plan (MLDP) 2020.

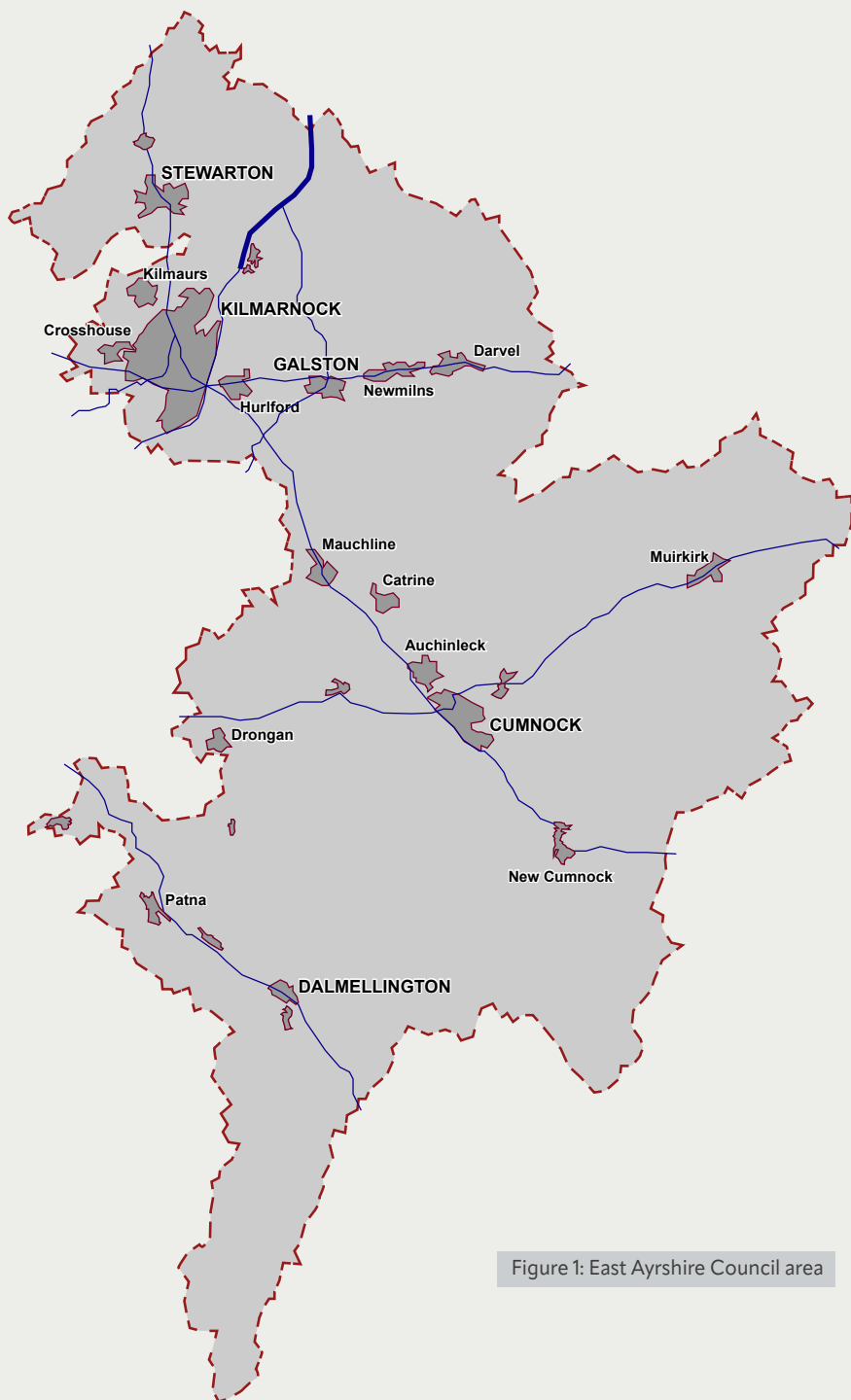


Figure 1: East Ayrshire Council area

1.1 Context

What has changed since the last Local Development Plan?

- 5 As the [Monitoring Statement](#) and review of the Action Programme note, there has been a positive take-up of the provisions of LDP1, both in terms of strategic and sectoral policies and in the effectiveness of the land supply. However, LDP2 will need to build on existing planning policies, adapt to new legislation, and address emerging challenges.



- 6 **Environment** – The declaration of the Climate Emergency has highlighted the need to take immediate action to decrease the emissions of greenhouse gases in order to avert the most serious effects of global warming, and to this end the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 aims to reach net zero emissions by 2045. The effects of climate change can already be felt in the increased severity of flooding events, accentuating the need for building climate resilience into our places. In our built environment, the historic environment in East Ayrshire has been enhanced with the delivery of successful Conservation Area Regeneration Schemes, and the commencement of the delivery phase of the Coalfield Communities Landscape Partnership. Looking forwards, the Plan needs to address the future of Loudoun Castle, and its garden and designed landscape.



7

Economy – East Ayrshire has performed less well than the Scottish average, although there are signs of improvement, not least in the relative reduction in deprivation. The impact of COVID-19 on the local economy is, at the time of writing, yet to be fully ascertained, but is likely to be considerable. A Green Recovery is needed to build a cleaner and fairer economy. Furthermore, the changing face of retail challenges the vitality and viability of our town centres.

To drive inclusive economic growth in the region, the Ayrshire Growth Deal was signed in 2019 and contains a suite of projects focused on infrastructure, skills, inclusion and community wealth building and injects over £250 million into the Ayrshire economy. The Plan sets out provisions for supporting our economic growth.

8

Population and Housing – East Ayrshire is stabilising from a slight decline in population, more pronounced in some areas, although the reduction in household size brings about the need for a greater number of homes. National Records for Scotland 2018-based estimates tell us that the population of East Ayrshire is expected to decline again and the Plan contains policy drivers to stimulate a stable and growing population. An ageing population requires consideration of specific needs and inclusiveness is essential. More houses are being built and are more affordable than the national average, with the demand focused primarily on East Ayrshire's northern settlements.



Infrastructure and Resources – Improvements to infrastructure have continued apace, more waste is recycled and East Ayrshire has become a key area for renewable electricity generation. Challenges remain, including improvements to the road network particularly at the Bellfield Interchange. Focus on sustainable transport is needed, in line with the Transport (Scotland) Act 2019 and the second National Transport Strategy for Scotland (2020), as well as to meet the Emissions Reduction Targets, as defined in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019. In terms of walking routes, the Coalfield Communities Landscape Partnership was awarded a grant in 2020 to deliver projects promoting the conservation and sustainable development of the Lugar and Doon valleys including improvements to the path network.



Format of the Plan

The Vision and Aims are set out in Chapter 2 of this Volume of the LDP. The Vision sets out what East Ayrshire will look like in 20 years' time if the policies and proposals of the Plan, as well as the Community Plan and other Council strategies, are carried through successfully. The Spatial Strategy in Chapter 3 lays out how East Ayrshire will transform and develop to achieve this Vision.

The Spatial Strategy, which concentrates on addressing the climate emergency, is delivered primarily by a range of policies including two overarching policies. The subsequent chapters (4 onwards) set out planning policies for a range of topic areas. These fall under the broad themes of:

- **Place and Environment;**
- **Communities and Housing;**
- **Economy and Employment;**
- **Infrastructure; and**
- **Energy, Resources and Resilience.**

The second Volume of this Plan contains maps of all settlements and for the rural area. These maps illustrate how settlements and the rural area are expected to develop over the LDP2 period, and identify sites considered appropriate for new development and areas safeguarded for specific uses.

How to use the Plan

12

The LDP2 as a whole, together with Supplementary Guidance and NPF4, comprises the Development Plan for East Ayrshire, which will be used to guide, assess and determine planning applications.

13

In LDP2 you may find out about:

- The Council's general intentions for future development as a whole in the Vision and Aims and Spatial Strategy in Chapter 2 and 3 of Volume 1;
- How your community is anticipated to spatially evolve in the next 10 years, by visiting the Settlement Maps in Volume 2;
- The Plan's position with regard to specific sites, by searching in the development opportunities and proposals tables for each settlement in Volume 2, in conjunction with the policies set out in Volume 1; and
- The Plan's stance on a particular topic, by searching the associated policies in Volume 1.



14

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



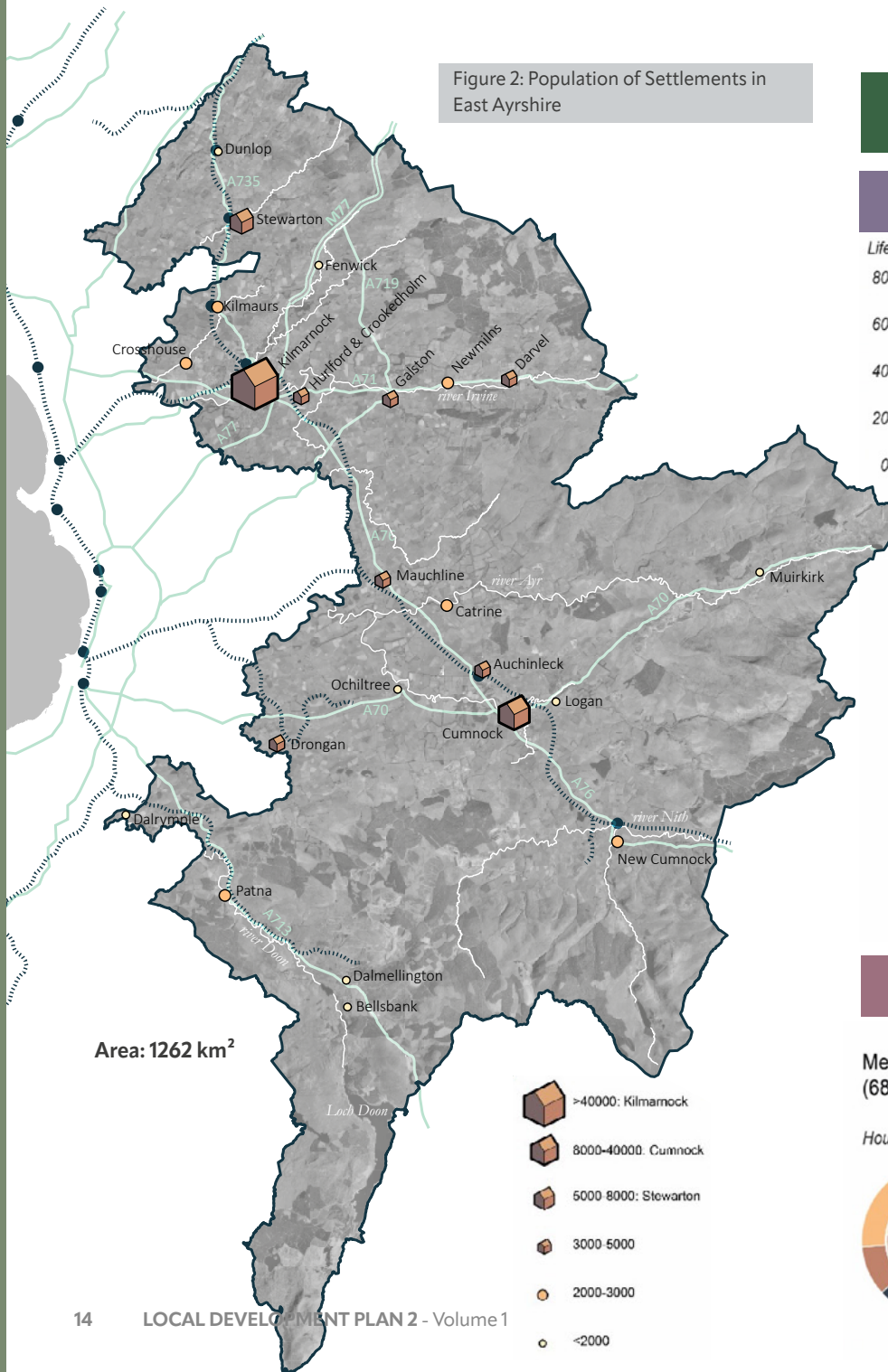
Strategic Environmental Assessment

15

All policies and strategies in the Plan have been assessed for their likely environmental impacts through the Strategic Environmental Assessment (SEA) process. The SEA helps to ensure that development takes place with the minimal negative environmental impact, and to determine whether the plan is likely to have a significant impact on the environment. Where there are significant adverse environmental impacts, mitigation measures have been set out; developers must ensure that these measures are integrated into proposals at planning application stage, as proposals failing to do this will not be supported by the Council.



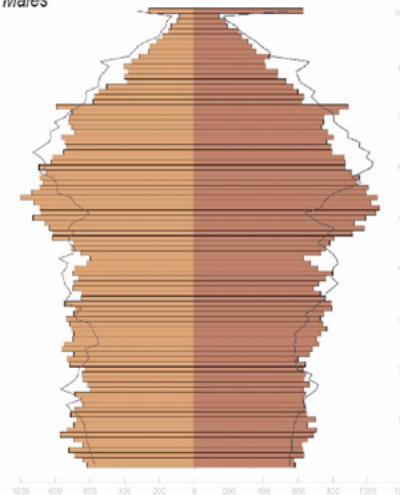
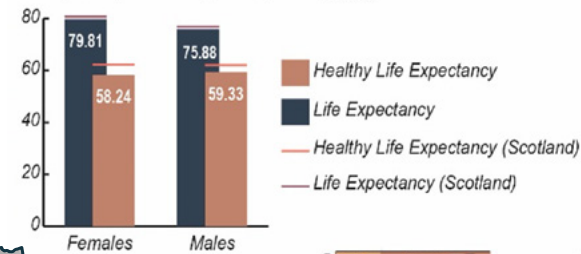
Figure 2: Population of Settlements in East Ayrshire



1.2 Spatial Portrait: East Ayrshire as a Place

Population

Life expectancy and Healthy life expectancy₂₀₁₇₋₁₉



Population₂₀₂₀: 121,600 (1% decrease since 2011)
 Projected population 2027: 119,993 (1.3% decrease)
 Natural growth₂₀₁₉ (births-deaths): -323
 Net migration₂₀₂₀ (emigration-immigration): +47

Number of households: 55,564 (3% increase since 2011)
 Average household size 2.16 (decreasing to 2.13 by 2027)

Adults with long term limiting physical or mental health condition: 27.3%

Population remains largely constant but as more people live alone the total number of households increases.

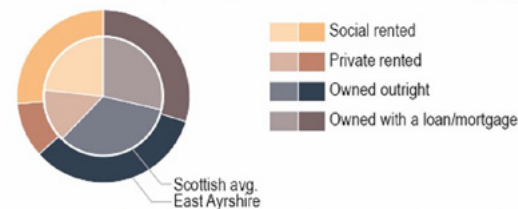
Fewer births than deaths and relatively small net migration result in an ageing population: by 2027, 23% of East Ayrshire's population will be 65 and over, outnumbering under-16s 7:5. The rising numbers of elderly people increase demand on care services and on a built environment that eases movement for all.

Housing

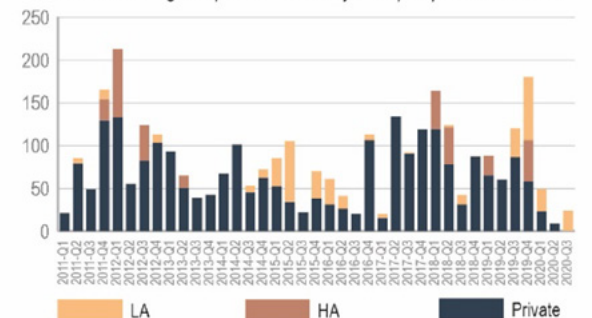
Median house price₂₀₁₈: £104,000
 (68% of Scottish average)



Household Tenure (percentage of households in each tenure type)₂₀₁₉



New Build Housing Completions in East Ayrshire per quarter and sector:



Environment

East Ayrshire enjoys large areas of rural and wild land. The environmental value of its natural heritage is reflected in the large number of sites protected under various designations.

Site of Special Scientific Interest	16
Local Nature Conservation Site	128
Local Nature Reserve	1 (Catrine Voes and Woodlands)
Special Area of Conservation	1 (Airds Moss)
Special Area of Conservation	2 (Merrick Kells)
Special Protection Area	1 (Muirkirk & North Lowther Uplands)
Country Park	1 (Dean Castle)

The historic environment of East Ayrshire bears witness to a long history of human settlement, going as far back as the Ballochmyle prehistoric markings, through the Wars of Scottish Independence and the Covenants, to the ironworking and mining of the Industrial Revolution. A number of designations reflect the rich and varied heritage of our towns, buildings and landscapes.

Conservation Areas	8
Listed Buildings	730
Scheduled Monuments	28
Gardens & Designed Landscapes	39 (7 inventoried)
Historic Battlefields	1 (Loudoun Hill, 1307)

Neighbourhood and Communities

Vacant land²⁰¹⁹: 1736 ha Derelict Land (-30% than 2014), 65ha Urban Vacant land (+8% than 2014)

How adults rate their local neighbourhood as a place to live²⁰¹⁹:



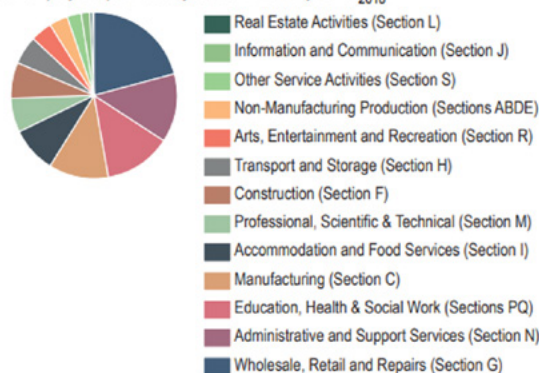
How strongly adults feel they belong to their immediate neighbourhood²⁰¹⁹:



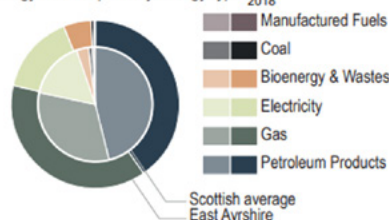
Economy

The main source of employment is the services sector, but manufacture remains sizeable. Fossil fuels continue to be the main sources of energy, and more of this energy is consumed in households than in industry or transport.

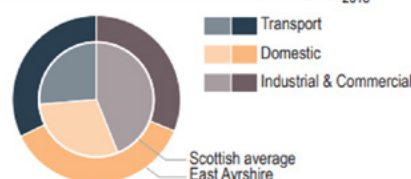
Total employees per industry sector in East Ayrshire²⁰¹⁸:



Energy consumption by energy type²⁰¹⁸:



Energy consumption by energy consuming sector²⁰¹⁸:



Domestic (GB) tourism statistics for East Ayrshire²⁰¹⁷⁻¹⁹:

Expenditure ²⁰¹⁷⁻¹⁹	£16,000,000	▲
Nights ²⁰¹⁷⁻¹⁹	223,000	▲
Visits ²⁰¹⁷⁻¹⁹	67,000	=

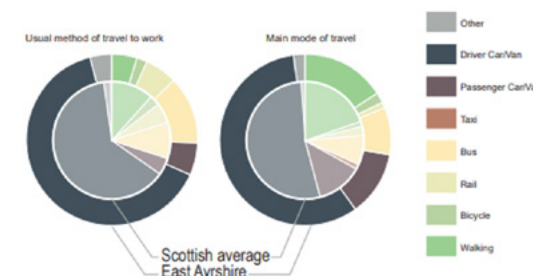
Transport

64% of children walk/cycle to school (higher than Scottish average of 53.7%).

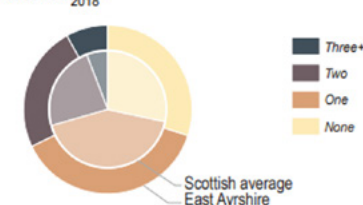
The car reigns uncontested as the main method of travel, both for commuting to work and for all travel purposes, in line with national averages. More people travel by bus and less by foot, which is likely a result of the rural nature of East Ayrshire. There is capacity to facilitate modal shift from the private car to active travel and public transport.

Main method of travel to work/main method of travel²⁰¹⁸:

		Walking	Driver car/van	Passenger car/van	Bicycle	Bus	Taxi/minicab	Rail	Other
% of commutes	East Ayrshire	5	65	6	2	13	0	6	4
	Scottish average	11.8	62.9	4.8	2.8	10.1	1.4	5.5	2.2
% of trips	East Ayrshire	16	58	12	2	9	0	1	2
	Scottish average	19.8	52.9	12.8	1.4	8.0	1.4	2.6	1.0



Number of cars per household²⁰¹⁸:



02

Vision and Aims

Community Plan Context

16 The second [Community Plan for East Ayrshire](#) covers the period 2015–2030. The Community Plan has a renewed focus and commitment to work even more closely and effectively together to drive forward our ambitions for East Ayrshire; deliver positive change and secure the best possible future for our communities; and make a real and lasting difference for those who live, work and visit East Ayrshire.

17 The vision for the **Community Plan for 2015-2030** is as follows:

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

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



2.1 Vision

19

The LDP vision looks forward 20 years, setting out the land strategy that supports the delivery of the Community Plan whilst focussing on what land use planning can do to help achieve the community plan vision.



20

The **LDP Vision** is as follows:

“East Ayrshire will be a net zero place with a thriving and diverse environment. We will have strong, healthy and resilient communities that benefit from high quality places, multi-functional green spaces and access to high quality services that are well located to maximise sustainable travel choices. Our economy will have recovered and be fairer, greener and more inclusive, with all East Ayrshire citizens able to benefit from greater economic opportunities.”

2.2 Aims

21

The aims underpin and relate directly to the vision statement. Achievement of the aims will help realise the vision of the Plan. The Plan aims are to:

- 1 Reduce the effects of **climate change** and contribute to net zero targets;
- 2 Create good quality and accessible **places**, which support the health and wellbeing of all our citizens;
- 3 Stabilise East Ayrshire’s **population** and stimulate population growth;
- 4 Secure the provision of good quality **housing** to meet a wide range of needs, across all of East Ayrshire;
- 5 Deliver new and improved **infrastructure**, including green and digital infrastructure, to assist in creating good quality places;
- 6 Drive **economic recovery and growth** in a sustainable and inclusive manner and ensure there is access to employment opportunities;
- 7 Protect, enhance and capitalise on East Ayrshire’s **historic environment** and cultural assets;
- 8 Protect and enhance East Ayrshire’s diverse **natural environment** and habitats and help tackle the nature crisis;
- 9 Increase **tourism** opportunities, in particular those that protect, enhance and increase understanding of East Ayrshire’s rich biodiversity, landscape, history and cultural heritage;
- 10 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; and
- 11 Safeguard workable **resources** of economic or conservation value.

03

Spatial Strategy

22

The Spatial Strategy within this Local Development Plan not only builds on approaches in existing development plans and on priorities identified in NPF4, but also expresses spatially the Plan's vision and aims for the period 2022-2033.

23

To achieve a net zero, nature-positive East Ayrshire, we must rebalance our planning system so that climate change and nature recovery are the primary guiding principles for our local development plan and all our planning decision-making. This is echoed in the first Aim of the Plan: *"Reduce the effects of climate change and contribute to net zero targets"*.



24

As such, the focus of this Spatial Strategy is on how land-planning can assist in allowing East Ayrshire to thrive within sustainable limits in the context of the climate emergency. The spatial strategy is a key element of LDP2. It sets out where development will be directed to, providing greater certainty for communities and developers, as well as setting out a range of climate conscious policies and proposals.

What is our strategy for reducing the effects of climate change and contributing to climate change targets?

In overarching terms, our strategy is as follows:

- When considering all development proposals, significant weight will be given to the Global Climate Emergency;
- Requiring developments to be adaptable to the future impacts of climate change; and
- Not supporting developments which produce significant emissions, on their own or when combined with other development, unless evidence is supplied which shows that the level of emissions is the minimum that can be achieved for the development to be viable and it is also demonstrated that the proposed development is in the long-term public interest.

Overarching policies to reduce the effects of climate change and contribute to climate change targets

Policy SS1: Climate Change

When considering all development proposals, the Council will give significant weight to the Global Climate Emergency.

All development should support these aspirations, where possible, by:

- Minimising carbon emissions;
- Maximising carbon storage and sequestration;
- Mitigating the impacts of climate change, including through the delivery of net zero and low carbon infrastructure;
- Being designed to be adaptable to the future impacts of climate change.

Where necessary, the Council may request further information from developers to assess how the climate emergency has been taken into account in a proposal. This information should demonstrate what measures will be put in place to address the climate emergency.



Policy SS2: Overarching Policy

Development proposals are required to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development would outweigh any departure from the following criteria:

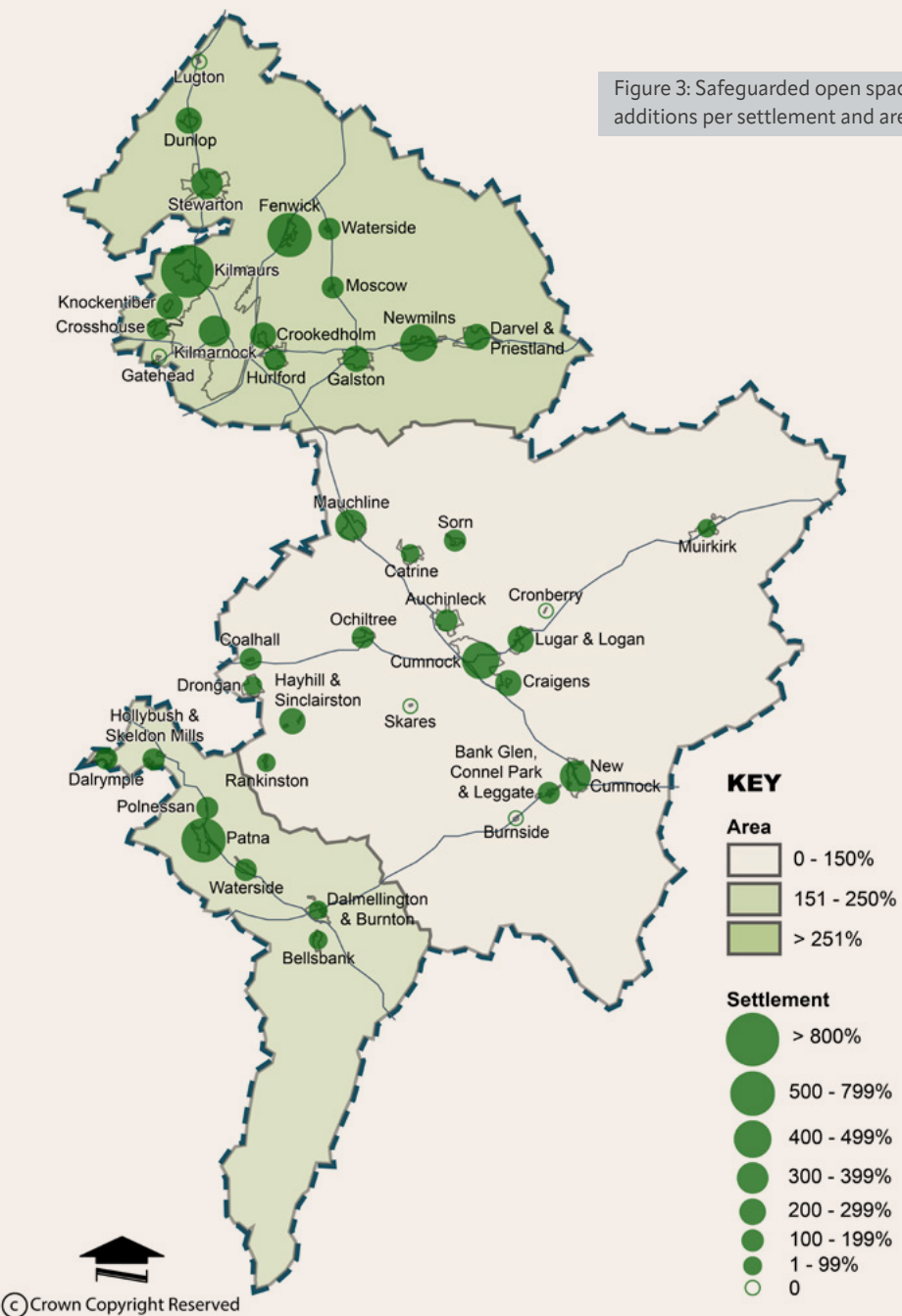
- (i) Contribute to the delivery of the Vision and Aims of the Plan, by being in accord with its Spatial Strategy, relevant LDP2 policies, and associated supplementary guidance, and taking account of any relevant non-statutory guidance;
- (ii) Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;
- (iii) Be located in accessible locations and minimise the need to travel by unsustainable modes;
- (iv) Be efficient in the use of land by reusing vacant buildings and previously used land where possible;
- (v) Meet with the requirements of all statutory consultees and the Ayrshire Roads Alliance;
- (vi) Prepare Masterplans/Design Statements in line with Planning Advice Notes 83 and 68 respectively where requested by the Council or where required in Volume 2 of LDP2; and
- (vii) Implement the relevant enhancement and mitigation measures contained within the Environmental Report where required in Volume 2 of LDP2.

26

In addition, further policy tools for reducing the effects of climate change are set out in this chapter within 5 subsections:

- **Sustainability and Green Recovery** – Which considers compact growth, biodiversity and the Central Scotland Green Network.
- **Place and Environment** – Which considers vacant and derelict land, new housing, tourism and rural placemaking and key areas of change.
- **Economy and Employment** – Which considers the role of town centres, community wealth building, the Ayrshire Growth Deal and space for business and industry.
- **Transport and Infrastructure** – Which considers active travel, Bellfield Interchange, and park and ride facilities.
- **Energy, Resources and Resilience** – Which considers renewable energy, energy initiatives, peat and woodland creation.





3.1 Spatial Strategy: Sustainability and Green Recovery

27 This part of the Spatial Strategy sets out the Plan's key priorities for land use and development that are intrinsically linked to the sustainability and the green recovery of East Ayrshire. The Spatial Strategy focuses on how the Plan can support inclusive green recovery so it benefits all and sets out priorities for achieving this.

28 The Plan will:

- A. Reduce the need to **travel** unsustainably
- B. Promote **compact growth**
- C. Tackle **biodiversity** loss
- D. Enhance the **Central Scotland Green Network**



As part of the preparation of LDP2 an exercise was undertaken to identify areas of high quality publicly-accessible open space within settlements that had not been defined as Safeguarded Open Space as part of LDP1. The process resulted in the addition of 701 spaces and an increase of 276%.



A. Reducing the need to travel unsustainably &

B. Promoting compact growth

29 East Ayrshire's transport network should contribute to the creation of healthy, attractive and better connected places. The Plan, in principle, will support development which minimises the need to travel unsustainably and encourages a shift in travel choice and behaviours by prioritising walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people.

30 This is best achieved by maximising the extent to which our local residents live in places where there is good access to everyday services and amenities and travel choices.

31

Central to the delivery of the aims of the Plan is to ensure our future places, homes and neighbourhoods are healthy, vibrant, safe and pleasant, inclusive and attractive, stimulating population growth in a low-carbon, nature-positive way.

32

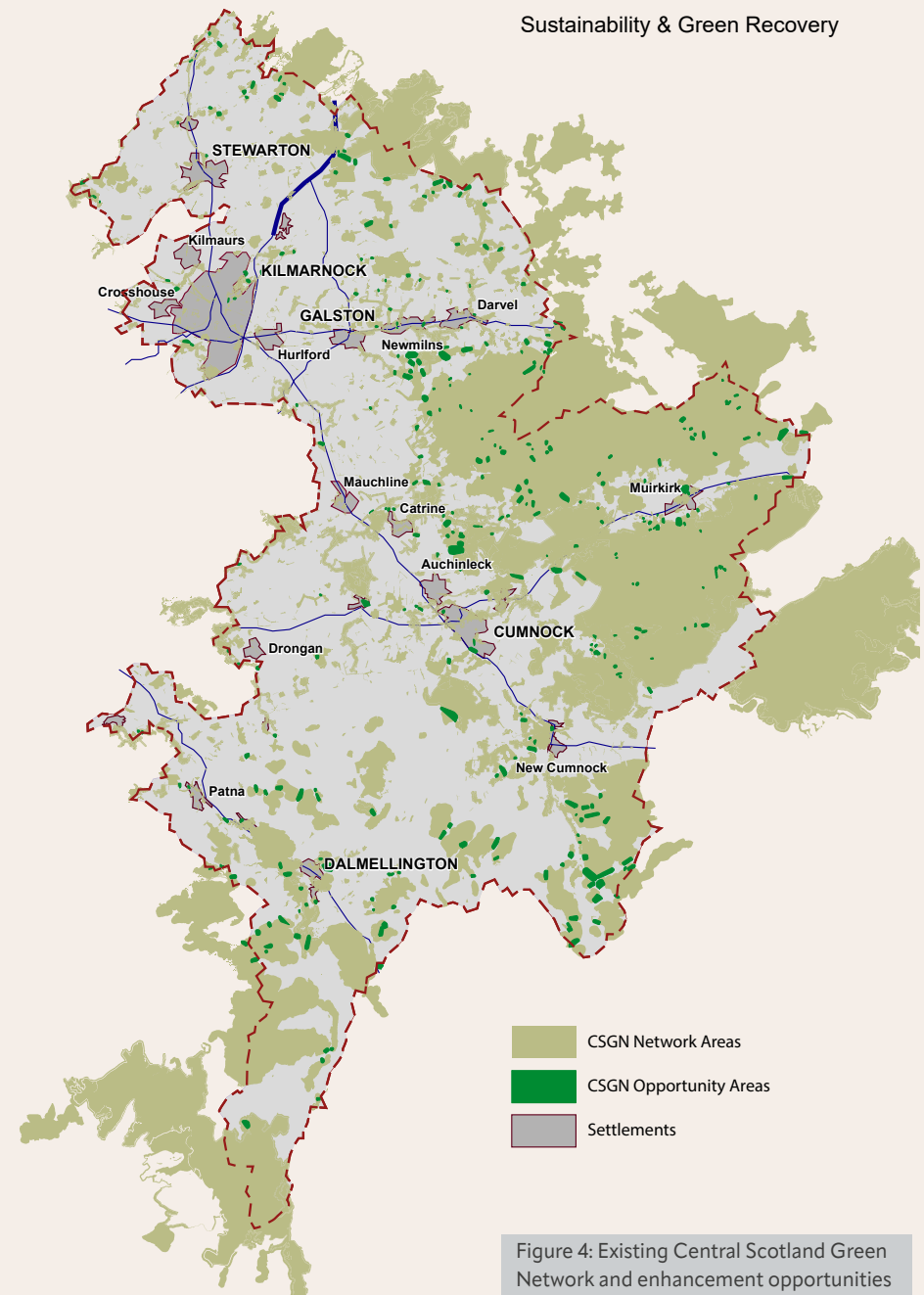
What is our strategy for reducing the need to travel unsustainably and promoting compact growth?

- Directing development to sustainable locations within settlements, particularly on previously developed land to ensure that development occurs in sustainable locations or in locations that can be made more accessible and thus sustainable.
- Promoting the emergence of 20-minute neighbourhoods, by increasing the density of settlements, prioritising locations for development that are accessible by a variety of modes of public transport.
- Identifying an appropriate mix of uses, supporting local economies and building places that encourage active travel.
- Reducing traffic in local neighbourhoods and making streets more friendly, for example by restricting parking and introducing traffic calming measures through better street design.
- Creating good active travel networks and public transport provision throughout East Ayrshire.

c. Tackling biodiversity loss

33

Global declines in biodiversity are mirrored in Scotland as well as in East Ayrshire with urbanisation recognised as a key pressure. As is indicated throughout the Plan, our natural environment, and its flora and fauna, underpin many aspects of our local economy as well as being integral to our wellbeing. Planning has a critical role to play in protecting and enhancing our flora and fauna.





34

What is our strategy for tackling biodiversity loss?

- Supporting development proposals that restore degraded habitats, build and strengthen our nature networks and improve the connectivity between these networks;
- Identifying opportunities for the enhancement of the green network;
- Promoting, enhancing and restoring our peatland habitats;
- Protecting existing green infrastructure within our settlements from development pressure, loss or degradation;
- Presuming against development which may have an adverse impact on sites of local, national and international importance, employing the precautionary principle;

- Presuming against proposals for development adversely affecting priority habitats or protected species set out within legislation, the Scottish Biodiversity List and **Ayrshire Local Biodiversity Action Plan**;
- Presuming against the loss of trees, woodland, forestry and hedgerows;
- Promoting woodland creation;
- Protecting soils; and
- Preventing and reducing water, air, noise and light pollution as well as soil contamination.

D. Embedding the Central Scotland Green Network within East Ayrshire

35

The Central Scotland Green Network (CSGN) is a national development within National Planning Framework 4 (NPF4). It seeks to improve the quality of place and placemaking, tackle climate change and biodiversity loss by building and strengthening nature networks.

36

The Council recognises the value of East Ayrshire's natural environment and the central role that it plays in tackling the challenges of a changing climate, building resilience, preventing biodiversity loss and contributing to the wellbeing of our communities.

37

The building, creation and strengthening of the green and blue network across East Ayrshire is integral to the vision and objectives of LDP2.

38

The ambition is for our Green and Blue spaces in East Ayrshire to:

- Be multifunctional spaces;
- Be accessible and inclusive;
- Provide nature based solutions for climate change adaptation and flood risk mitigation, reducing storm water runoff and increasing resilience;

- Build and strengthen nature networks;
- Support biodiversity and other ecological services; and
- Enable carbon sequestration.

39

LDP2's intention to create greener places is reflected not only within the Spatial Strategy and policies, but within our Settlement Maps in Volume 2. Within settlements, LDP2 has significantly increased the number of green spaces identified as Safeguarded Open Space as illustrated in Figure 3.

40

By weaving blue and green infrastructure across our settlements, the Plan ensures that the outdoors and nature is accessible to everyone in the community, contributing positively to our overall aim of improving the health and wellbeing of our citizens.



41

What is our strategy for enhancing the CSGN?

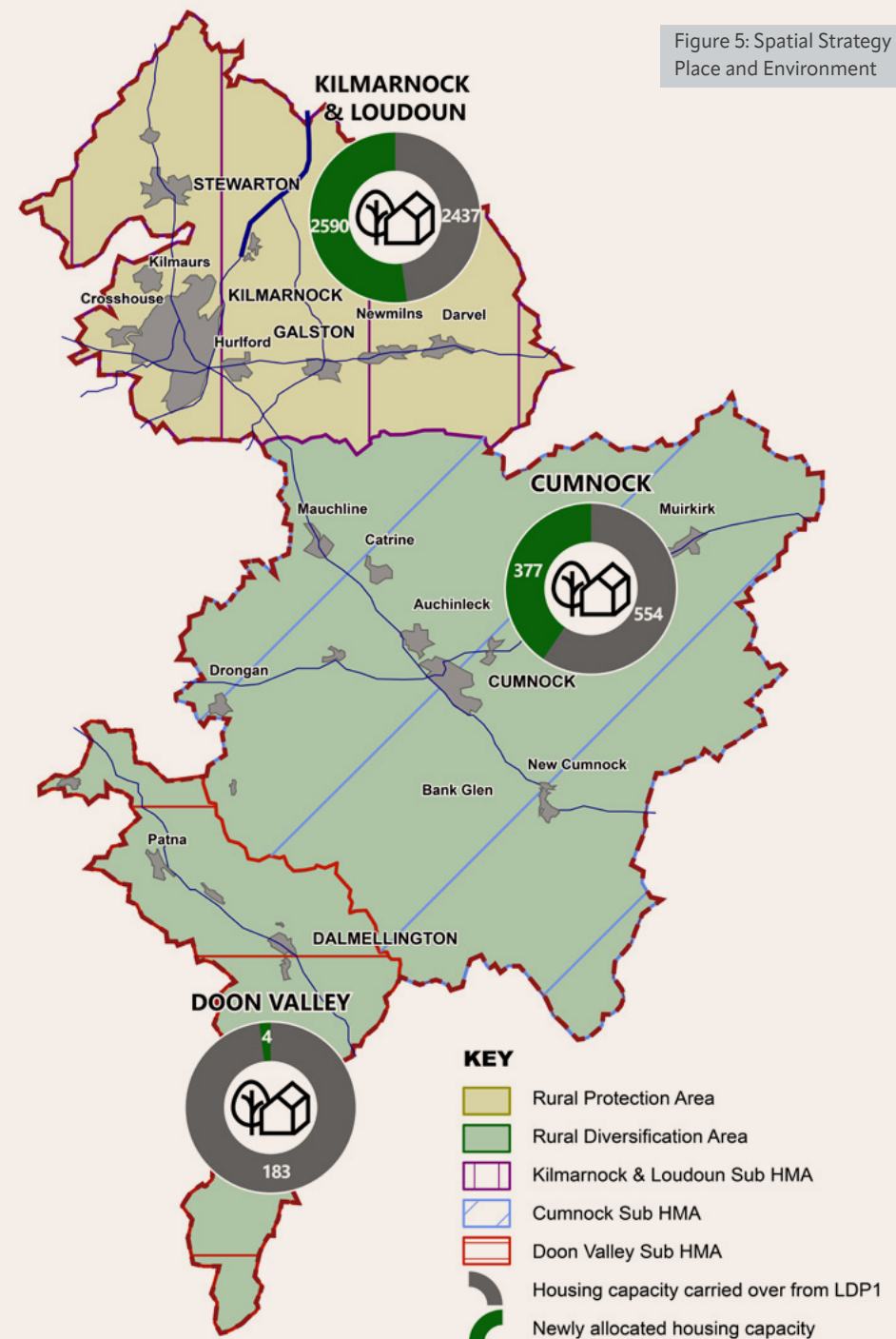
- We will encourage the enhancement and improved connectivity of our green and blue network by identifying on Figure 4 where, on a strategic scale, the biggest opportunities lie;
- Through OS1, in new developments, our ambitions will be achieved by incorporating multifunctional green infrastructure and nature-based solutions within developments, thereby accelerating urban greening. Further, Policy OS1 ensures that these green spaces will be well-designed and accessible, catering to the needs of the community to support wellbeing;
- Through SS12 and NE9 we will give support to the creation and expansion of woodland areas (both at the strategic and small scale level);
- Through Policy OS1, we will support the restoration of vacant and derelict land for temporary or permanent greening ;
- Through Policy OS2, identified areas of Safeguarded Open Space within LDP2 Settlement Maps will be protected from potential development pressure which could result in their deterioration or loss; and
- We will encourage and support the expansion of the path network between settlements to enhance the green network. Policies TC3 and OS1 will help to enable this aspiration.

Policy for enhancing the CSGN

Policy SS3: Central Scotland Green Network

The Council in principle will support proposals which facilitate and contribute to the enhancement of our green and blue network, in particular, where there are gaps in the Central Scotland Green Network and opportunities to connect our networks as identified in Figure 4. The Council will also support proposals which contribute to projects highlighted within the **Green Infrastructure Strategy**.

3.2. Spatial Strategy: Place and Environment



42

East Ayrshire is a distinctive place with its own unique character and assets. The LDP aims to build on these assets to make East Ayrshire a better, more sustainable place where people can live healthier, happier lives. By focussing on the environment and place as a key theme, the spatial strategy sets out the ways in which the Plan will contribute to creating better places and focuses on the key places of change.

43

The Plan will:

- A.** Encourage and incentivise the take up of **vacant and derelict land**;
- B.** Encourage new **housing** across our communities to stabilise the population and achieve population growth – focussing on sustainable locations, underpinned by market demand to ensure our sites are realistic and viable;
- C.** Capitalise on our **natural environment**, to support sustainable tourism and rural placemaking, with a particular emphasis on southern parts of East Ayrshire. Place based priority projects will be:
 - 1. Coalfields Communities Landscape Partnership, supported by the Heritage Lottery Fund
 - 2. Galloway and Southern Ayrshire Biosphere
 - 3. Proposed Galloway National Park; and
- D.** Manage development and the required infrastructure in **key places of change**:
 - 1. Stewarton
 - 2. Kilmarnock town centre
 - 3. Addressing flooding in Kilmarnock
 - 4. South Central Kilmarnock
 - 5. Loudoun Castle Estate.



A. Vacant and derelict land

44

A priority of the LDP is to encourage the redevelopment of vacant and derelict land. Achieving this would bring multiple benefits, in particular:

- a more sustainable pattern of development that re-uses previously developed land; and
- better places and healthier communities, no longer blighted by dis-used and unsightly spaces.

45

Vacant and derelict land within East Ayrshire is not a new issue; it is one that our communities have been dealing with for decades. We realise that a more proactive approach is necessary, to direct development to such sites and to incentivise their take up.



What is our strategy?

We will:

- Encourage development to utilise existing buildings and previously developed land, in preference to greenfield land; and
- Actively encourage and incentivise the development of vacant and derelict land and buildings within settlements.

Policy to support the spatial strategy

Policy SS4: Development of Vacant and Derelict land

The Council will support the re-use and redevelopment of sites that are: (i) defined as vacant or derelict land in the most recent vacant and derelict land survey and; (ii) located within settlement boundaries.

To encourage development on such sites, proposals will benefit from:

- an exemption from the requirement to provide developer contributions;
- an exemption from the requirement to provide on-site open space or make a financial contribution to open space provision; and
- an exemption to provide affordable housing on site, but must make a commuted sum payment to provide affordable housing off site, if affordable housing is required in that Sub Housing Market Area.

Where only part of a site is classed as vacant or derelict, the exemptions will only apply to that particular portion of the site.

The exemptions may also be applicable to derelict buildings within settlement boundaries on a case-by-case basis. Proposals to (i) re-use derelict buildings or (ii) demolish derelict buildings and redevelop their site, will benefit from the exemptions when it can be demonstrated that they have been vacant for a minimum of 18 months and the proposal will bring a clear benefit to the local environment and amenity of the local community. This will not apply to listed building or buildings within conservation areas.

The redevelopment of vacant and derelict sites and buildings should take the 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.

Sites included on the vacant and derelict land register can be viewed through the Council's Online Mapping.

B. Encouraging new housing

National Records of Scotland projections suggest that the population of East Ayrshire will decline over the coming decades. To address this issue and ensure the long-term vitality of the area, the Spatial Strategy seeks to stabilise East Ayrshire's population and to achieve population growth.

The Plan also supports housing development in the rural area that is sensitive to rural character and the surrounding landscape. The northern part of East Ayrshire is, however, subject to substantial pressure for the development of housing in the countryside and it is necessary to address this demand through the definition of an area within which development is subject to additional evaluation.

The selection of each allocated housing site has been carefully made to ensure that it is as sustainably located and compliant with the principles of 20 minute neighbourhoods as possible, whilst taking into account housing growth required in the Local Authority area during the Plan period. The site assessment process has considered active travel, public transport, infrastructure, constraints and other factors to ensure that development will be undertaken in the most suitable place.



50

What is our strategy for encouraging and managing housing development?

- A Minimum All Tenure Housing Land Requirement (MATHLR) of **4050** dwellings has been set for the LDP period, of which **2640** (65%) would be market housing and **1410** (35%) affordable housing. To provide flexibility and choice, a surplus of land to accommodate 2095 additional dwellings has been allocated above the MATHLR. This added generosity achieves a total indicative capacity of **6145** homes.
- The Spatial Strategy directs most new housing development to the Kilmarnock & Loudoun area, a reflection of market demand, past trends and the ambition of the LDP to encourage sustainable growth. The Cumnock and Doon Valley areas are expected to accommodate a smaller amount of housebuilding. An added surplus of **50%** and **100%** of allocated housing land respectively has nonetheless been provided in those areas to enable growth.
- The Spatial Strategy defines a Rural Protection Area (RPA) to protect areas of countryside surrounding existing settlements and other areas in the northern part of East Ayrshire from sporadic and inappropriate rural housing development. The southern portion of East Ayrshire outwith settlement boundaries is defined as the Rural Diversification Area (RDA), within which housing development is assessed with greater, but still limited, flexibility.
- To support appropriate rural housing development and sustain the population of our rural area, a number of 'clusters' to which such development will be directed will be defined in forthcoming Rural Housing Supplementary Guidance.



c. Supporting sustainable tourism and rural placemaking

51

East Ayrshire has significant potential for tourism, due to its desirable rural setting and outstanding natural beauty. In order to realise and capitalise on this potential, the LDP will maximise the role that tourism can play in regenerating the economy, in promoting green recovery, in creating new investment, businesses and jobs, as well as in bringing new visitors to East Ayrshire. The Plan contains a number of spatially defined projects, and an emerging project, which capitalise on our natural environment, in a sustainable manner. These projects focus on the southern part of East Ayrshire, which has significant unmet potential for green tourism and greater appreciation of the natural and cultural heritage of the area. These existing projects are:

- The Coalfields Communities Landscape Partnership; and
 - The Galloway and Southern Ayrshire Biosphere
- With an emerging proposal for a Galloway National Park.

1. Coalfield Communities Landscape Partnership

52

The Coalfield Communities Landscape Partnership (CCLP) is a community-led, landscape scale approach to rejuvenating the landscape of the East Ayrshire coalfields. Its geographical extent is denoted in Figure 6 below. Supported by £2.2 million from the National Lottery Heritage Fund, the partnership aims to reconnect the communities of the coalfields with their landscape and heritage. It is an important mechanism for delivering some key elements of the spatial strategy for the rural area.

53

The vision for the CCLP is that

“Thriving Coalfield Communities will share in the benefits of a renewed and resilient landscape, welcoming visitors from afar to celebrate their unique heritage, promote stewardship of the land and create new opportunities to enjoy the landscape, shaped by understanding of the past and needs of the future.”



54

This vision sits alongside 5 strategic aims:

- Conserve and enhance the natural, built and cultural heritage for the benefit of people in the landscape;
- Create and expand opportunities for learning, recreation and wellbeing within the landscape for people with a range of abilities and backgrounds;
- Reveal and explore the past lives of the communities, drawing upon their close relationship with the land, thereby connecting people with their heritage and inspiring stewardship;
- Foster and equip people with the skills and knowledge to manage their landscape sustainably, building capacity and making it a successful place for residents and visitors alike;
- Communities will be connected through, rather than separated by, their landscape, culture and heritage.

55

The Landscape Partnership takes a community-led approach to delivery with a broad spectrum of community partners delivering projects that will help to meet the partnership's overall aims. The projects will deliver a range of physical benefits to the area, including 2 new strategic walking routes, the creation of wildflower meadows, peatland restoration, the reinstatement of hedgerows and the conservation of locally important historic buildings. The projects are listed in Schedule 2.

56

The National Lottery Heritage funding was secured on a 5-year basis and will end in August 2025. However, work will be undertaken over the 5-year delivery period to develop a legacy strategy with the aspiration being that the work of the CCLP will continue sustainably into the future, developing further the projects undertaken and expanding into new projects and a wider geographical area. The regeneration of the coalfields is not a short-term project.



CCLP Projects

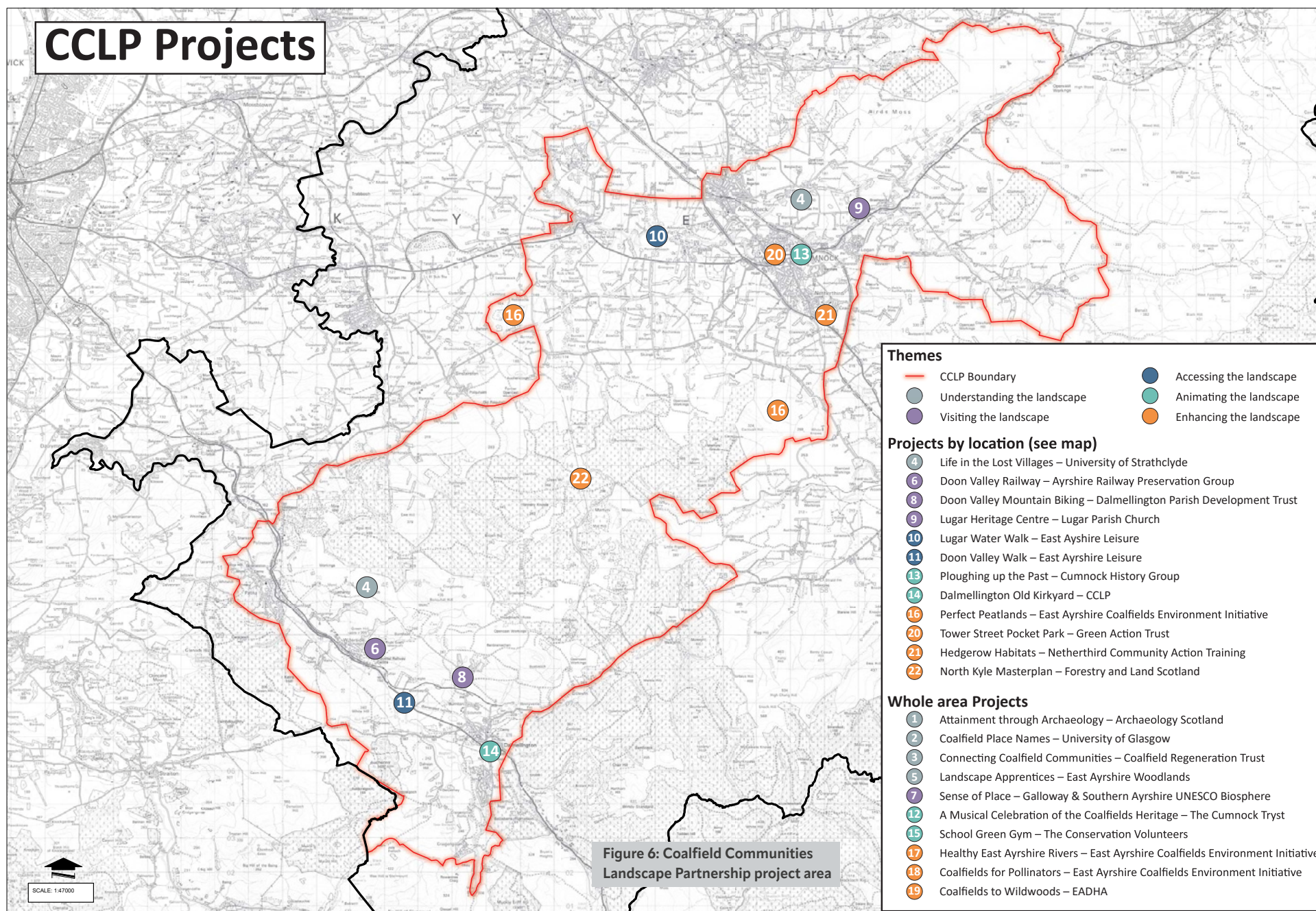


Figure 6: Coalfield Communities Landscape Partnership project area

2. The Galloway and Southern Ayrshire UNESCO Biosphere

57

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

58

The Galloway and Southern Ayrshire Biosphere has secured £1.9 million of funding from South of Scotland Enterprise (SOSE) across a five year period, which will help to achieve the sustainability ambitions, bringing a range of economic, community and environmental benefits to the Biosphere extents.



59

The Galloway and Southern Ayrshire Biosphere comprises of three complementary zones:

- **Core Area** – the key conservation interest centered on Cairnsmore of Fleet National Nature Reserve (NNR); the Silver Flower NNR and the core of the Merrick Kells Site of Special Scientific Interest (SSSI);
- **Buffer Zone** – an area largely in public ownership and managed sustainably, centered on the Galloway Forest Park; and
- **Transition Area** – the major part of the area where most people live and work and in which sustainable economic and community development will be promoted.

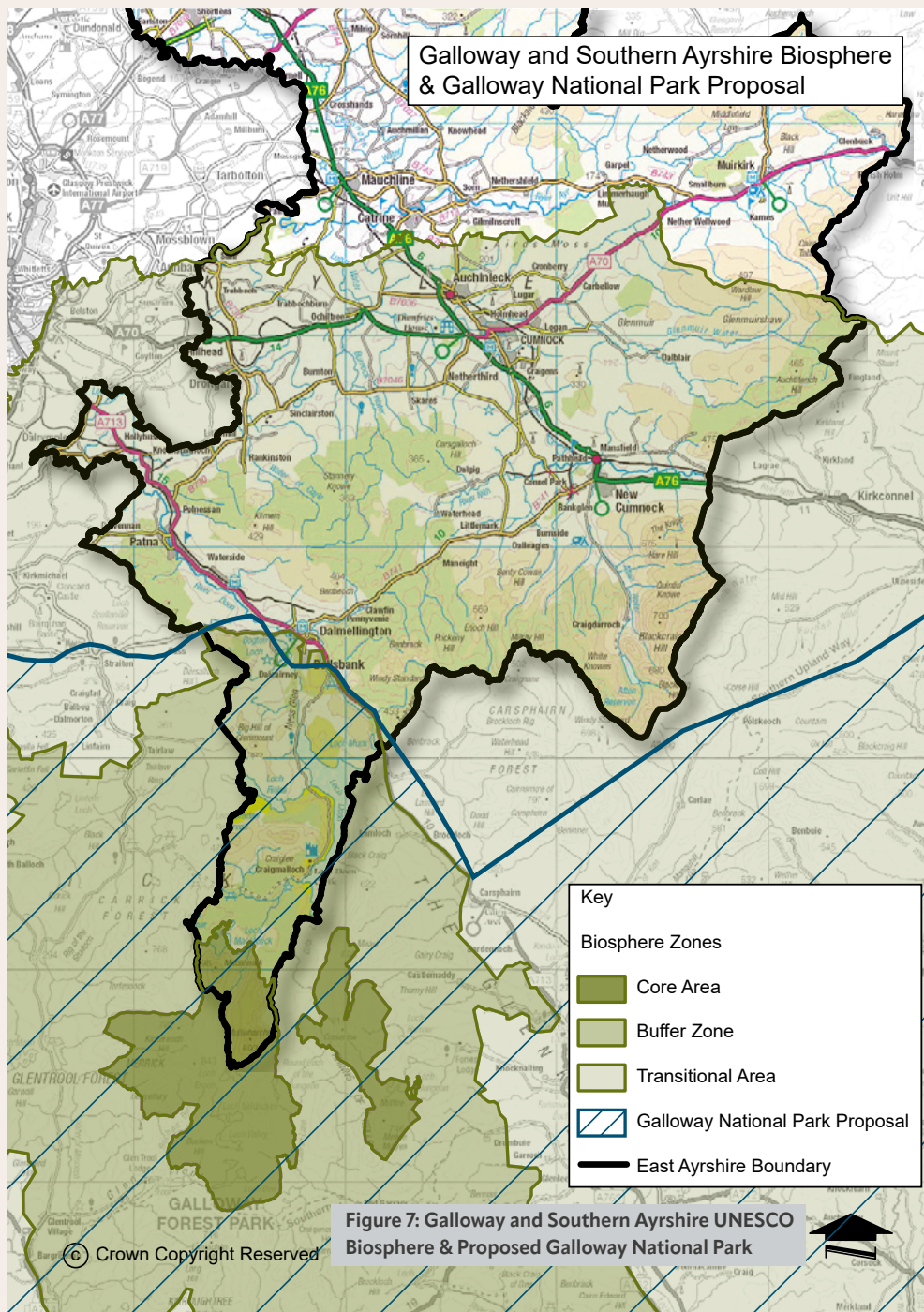
60

As shown in the Figure 7 below, only a very small part of the core area lies within East Ayrshire at its southernmost tip. The buffer zone covers the area south of Dalmellington with the transition area covering a wider part of the southern half of East Ayrshire. The Biosphere has the potential to promote new as well as existing tourism opportunities. The Local Development Plan has therefore been designed to facilitate such development.

3. Proposed Galloway National Park

61

The Galloway National Park Association (GNPA) was set up in late 2016 by a group of local people with a view to lobbying for a National Park in the Galloway area. The Council supports the principle of the creation of a Galloway National Park, which would encompass parts of East Ayrshire, South Ayrshire and Dumfries and Galloway. This support recognises the positive impact a National Park could have on local tourism and on protecting the special qualities of the area. The area currently within East Ayrshire as part of a wider area being investigated for proposal to the Scottish Ministers in due course is set out in Figure 7:



What is our strategy for enabling the delivery of these projects?

We will:

- give in principle support to other developments that link to and support the vision, aims and projects of the CCLP and Biosphere;
- refuse proposals which would prevent the successful delivery and long-term sustainability of CCLP projects;
- seek developer support in delivering additionality to the CCLP & Biosphere vision, aims and / or projects.

Policies to deliver the strategy

Policy SS5: Coalfield Communities Landscape Partnership

The Council will support developments that contribute to the vision and aims of the Coalfield Communities Landscape Partnership, as a key means of regenerating and rejuvenating the former coalfield area. The Council will not support any proposals within the landscape partnership boundary, or immediately adjacent, that would prevent the successful delivery and long-term sustainability of the projects carried out by the Partnership, as listed in Schedule 2 and denoted on Figure 6. Developers within the Landscape Partnership area are encouraged to seek ways in which their proposals can link into the Partnership, to deliver additional benefits to the landscape and communities of the coalfields.

Policy SS6: Galloway and Southern Ayrshire Biosphere

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

D. Supporting development in key places of change

1. Sustainably managing growth in Stewarton

In common with several places in the northern part of East Ayrshire in close proximity to Glasgow, Stewarton has experienced significant residential development in recent years. This growth has in turn contributed to capacity issues at local health, social care and education services, as well as pressure on roads, digital, sewerage, water and other infrastructure. However, demand for new residential development remains, as evidenced by a substantial number of residential proposals submitted at the LDP2 Call for Sites. The Council recognises the need to allow the town to accommodate new development during the LDP2 period. However, in doing so, the Plan seeks to ensure that deficiencies in service facilities such as schools and health care are addressed first and that any future growth will take place in a sustainable and coordinated manner.



What is our strategy for sustainably managing growth in Stewarton?

To address these issues, the Spatial Strategy pursues a managed approach to development in Stewarton. The Council has worked closely with the Key Agencies Group (KAG) of public bodies and a range of other stakeholders to establish constraints, seek the views of local people and develop solutions to meet the challenges faced by the town. A series of community workshops and seminars making use of the Place Standard Climate Lens and other tools were undertaken during the Plan preparation process to inform the Council's approach to the long-term management of development in the town.

65

Guided by this engagement, a Draft Development Framework and Strategy for Stewarton with a Placemaking Pack have been prepared. These documents, to be published as Supplementary Guidance, set out an action plan to guide improvements to the provision of services and facilities as well as the growth of Stewarton over the coming years. This Strategy will guide change in Stewarton over the plan period and beyond. Solutions in Stewarton to infrastructure issues are not simple, partly due to the complexities of land ownership, public funding and the strategic plans of different public organisations. As such, it is intended that development in the town will be undertaken according to an interlinked series of steps underpinned by a legal agreement that will, so as to address the various issues faced, permit the release of a limited amount of greenfield land so that a new primary school can be built and new residential growth can be effectively delivered in a more managed way.

66

Construction of a new primary school to the west of the town will release the site of the existing Lainshaw Primary School for the construction of a new medical facility and/or an affordable housing/assisted living development and possibly additional public open space infrastructure. Land allocations can be viewed in the Stewarton settlement map in Volume 2 of the Plan. This approach is considered to constitute a sustainable and infrastructure-first approach to development, in line with the expectations of local people as consulted and the policies of NPF4.



2. Supporting the Regeneration of Kilmarnock Town Centre

67

Kilmarnock town centre, in common with many others throughout the country, has experienced pressure as a result of various factors, including online shopping and the draw of nearby retail parks and shopping centres. Vacancy rates in the town centre remain persistently high and perceptions of its environmental quality mixed, despite recent interventions like the demolition of premises on King Street and the redevelopment of the bus station.

What is our strategy for supporting the regeneration of Kilmarnock town centre?

Alongside town centre-focussed policies and a Spatial Strategy approach that directs footfall generating uses to a clearly-defined town centre and edge of centre, the Council has worked with the Key Agencies Group (KAG) and consultants to prepare a Development Framework for Kilmarnock Town Centre & South Central Kilmarnock. With respect to the town centre, the framework includes a placemaking map that sets out a number of proposed development zones, the extension of green spaces, improvement of pedestrian connections, the identification of priority active frontages and various other suggested interventions. The document will be published as Supplementary Guidance to support the Spatial Strategy's aims and objectives and will form the basis for regeneration initiatives in the town centre during the Plan period.

3. Addressing flooding in Kilmarnock

Flooding has been a longstanding problem in East Ayrshire and major events have taken place in recent history. Climate change is anticipated to increase the incidence of flooding and adversely impact communities across the country unless steps are taken to manage and mitigate the problem. How the Council responds to the challenge of flood risk will therefore have a significant bearing on the pace and scale of regeneration and will impact economic growth within the affected areas. The SEPA flood map for Kilmarnock shows that much of the central part of Kilmarnock is liable to inundation, either at a 'low' or 'medium' likelihood.

Although national policy encourages both the reuse of brownfield land and town centres first, large parts of central Kilmarnock are subject to national policy which simultaneously prescribes flood risk avoidance when undertaking development in those areas. This policy in effect establishes a moratorium on new development in economically important parts of Kilmarnock meaning that places of employment that wish to expand will find difficulty in obtaining planning permission.

This could impact on the ability of the town to grow economically. To drive regeneration, a more place-specific approach to flood risk is therefore required because the social and economic costs for some communities of adopting the current national policy are too great to not be addressed.



What is our strategy for addressing flooding in Kilmarnock?

Any solution will emerge only after close joint working with stakeholders and will require the Council and all agencies including SEPA and the Scottish Government to work in partnership over the medium to long term. Accordingly, the Council has been working with the Key Agencies Group (KAG) to work towards solutions, initially in Kilmarnock town centre and South Central Kilmarnock. It is hoped that as solutions are found, these will be able to be replicated in other settlements suffering similar flooding constraints, both within East Ayrshire and potentially further afield.

4. Encouraging Regeneration in South Central Kilmarnock

South Central Kilmarnock is within easy walking distance of the town centre and was once a thriving business, employment and residential community. It has since declined, with many former industrial and business sites being cleared, awaiting a new use. Engineering works were undertaken in the 1990s to erect flood defences to protect low-lying parts of the area but with climate change these have proven not to be sufficient and, whilst new defences have been proposed, they will not be to a standard capable of withstanding the worst events that may take place during the years ahead.

Whilst the reasons for decline within South Central Kilmarnock are complex and varied, the aforementioned moratorium on development within areas of flood risk remains the most substantial impediment to redevelopment. The area encompasses large and prominent vacant sites and disjointed spaces. Given its size, close proximity to the town centre and level topography, the area is considered ideal for development. A solution is therefore required that can unlock regeneration, enhance the quality of the built environment, integrate green and blue networks and improve the image of a key gateway into Kilmarnock town centre.

What is our strategy for encouraging regeneration in South Central Kilmarnock?

The Council has worked with the Key Agencies Group (KAG) and consultants to prepare a Development Framework for Kilmarnock Town Centre & South Central Kilmarnock. The South Central Kilmarnock element includes a placemaking map for the South area that sets out a number of alternatives as to how to address the aforementioned risk of flooding and, to a greater or lesser extent, encourage the built redevelopment of all or part of the area. With this as a basis, the Spatial Strategy seeks during the plan period to continue to explore the possibilities for the redevelopment of South Central Kilmarnock.

PROP1: South Central Kilmarnock

Ongoing discussions between the KAG and a range of stakeholders will continue during the plan period with a view to identifying solutions that may allow for redevelopment in South Central Kilmarnock so that a masterplan for the area may be included in Local Development Plan 3 (LDP3).

Policy for encouraging regeneration in South Central Kilmarnock

Policy SS7: Development in South Central Kilmarnock

Proposals within the South Central Kilmarnock area as defined in Figure 8 should align with the principles of the Development Framework for Kilmarnock Town Centre + South Central Kilmarnock, which will be adopted as Supplementary Guidance, with particular cognisance of the recommendations of the South Central Kilmarnock Placemaking Map.

Development fronting the main streets and spaces of South Central Kilmarnock, including Titchfield Street, Glencairn Street, Shaw Street and Glencairn Square, should provide an adequate frontage towards said spaces and where practicable retain the same building line as neighbouring properties, in addition to any other provisions in the Design and Placemaking policies and Supplementary Guidance. Development on Glencairn Square should reflect the built form of the place by mirroring the north-west and south-east sides of the square.

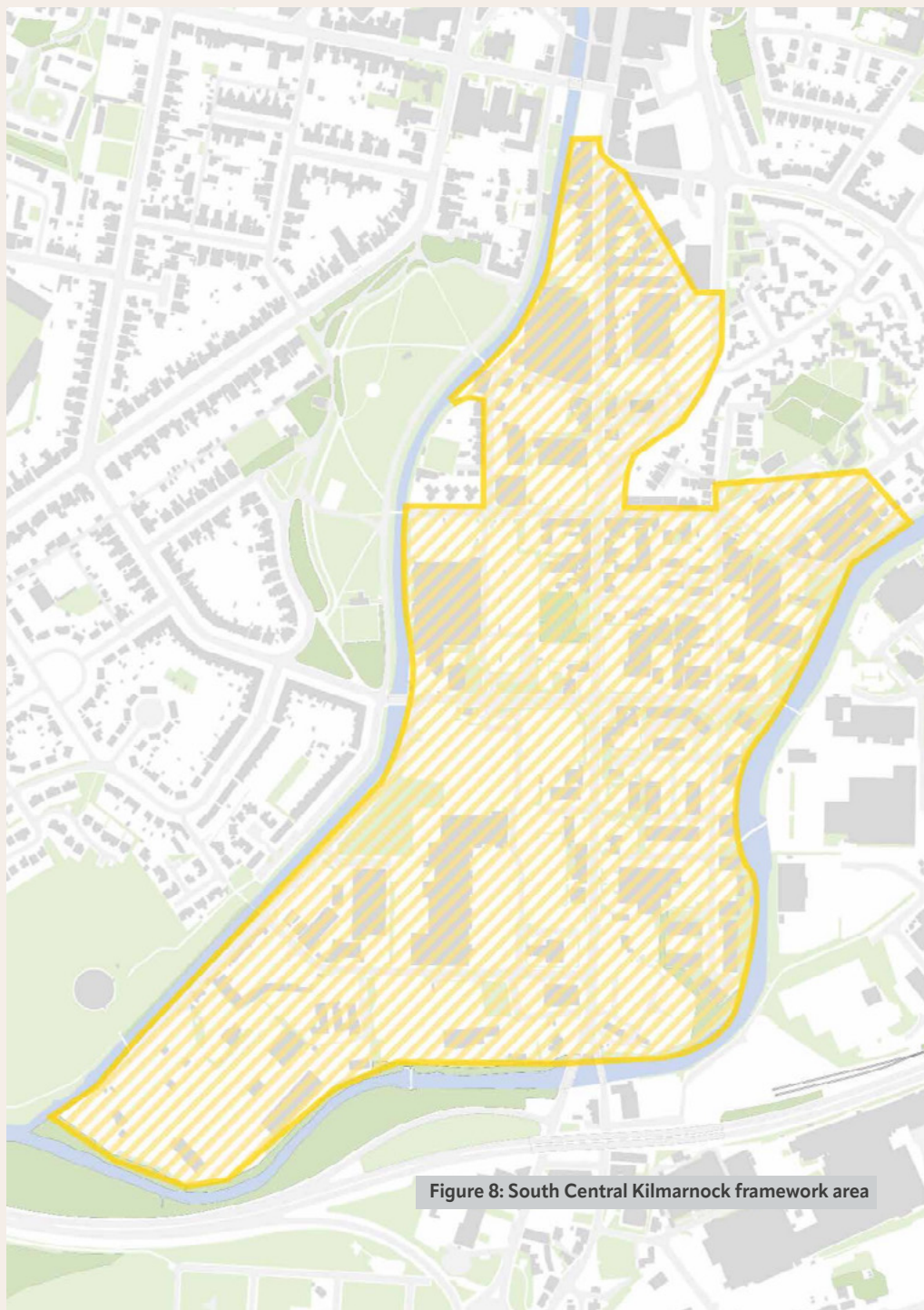


Figure 8: South Central Kilmarnock framework area

5. Stimulating development and protecting our heritage at Loudoun Castle Estate

Loudoun Castle Estate is located within the Irvine Valley, to the north of the settlement of Galston and is of national importance for its contribution to cultural heritage in terms of its historic, horticultural, architectural, archaeological, scenic and nature conservation value. The site is situated within an inventory Garden and Designed Landscape.

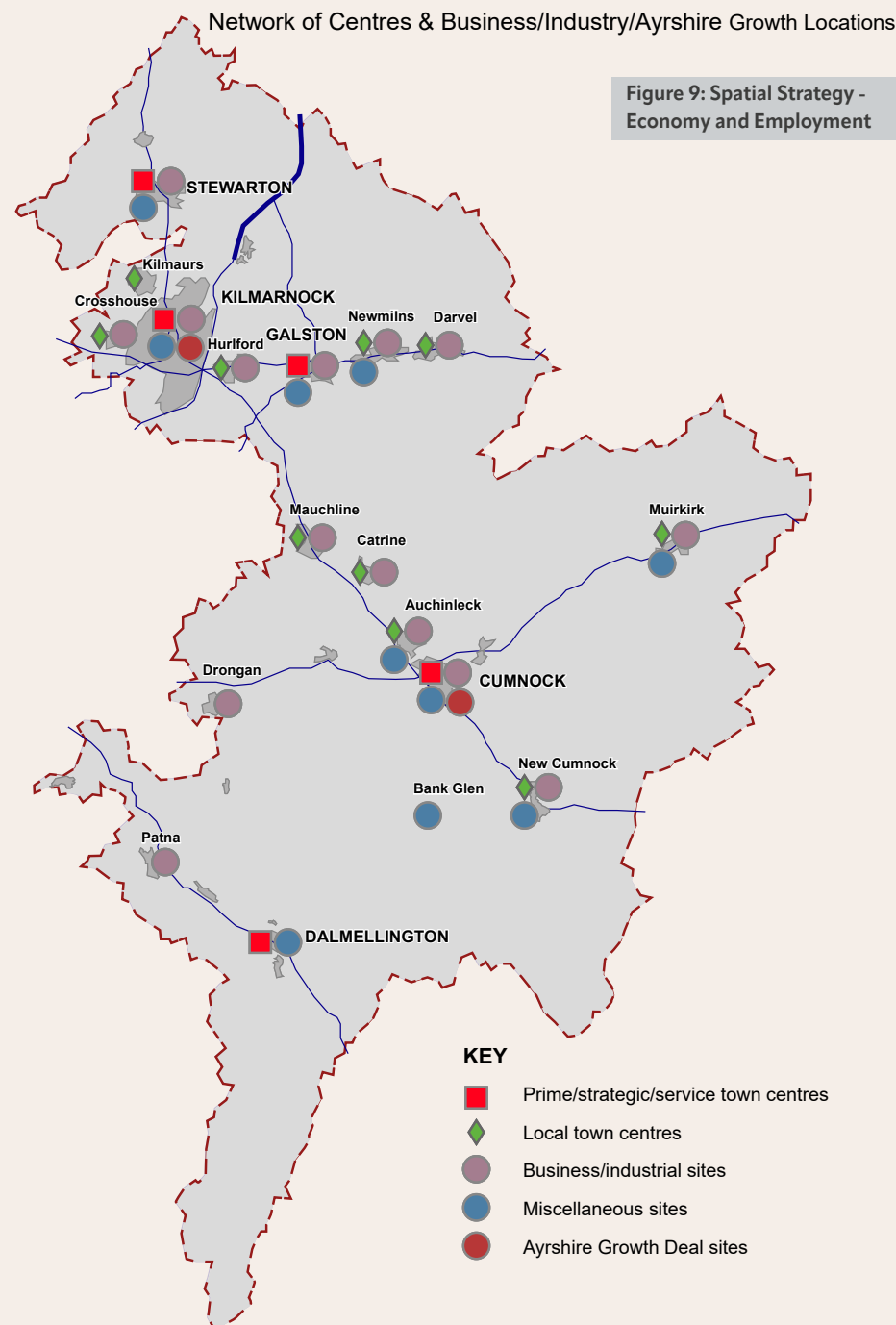
We recognise the value that Loudoun Castle Estate and associated Garden and Designed Landscape has culturally as well its potential impact on the tourism sector and our economy. Realising the economic potential of the site is of strategic importance to both the Irvine Valley and wider East Ayrshire economy.



What is our strategy?

We will:

- Through miscellaneous opportunity site RU-M2 and Policy TOUR6 support the development of the site for tourism, leisure and tourist accommodation purposes, as a means of safeguarding the future of the Estate.
- Encourage development within those areas of the site considered to be least sensitive and most suitable for development.
- Only support development that is sensitive to the heritage value and landscape character of the site.



3.3. Spatial Strategy: Economy & Employment

This part of the Spatial Strategy sets out the Plan's key priorities for land use and development that are intrinsically linked to the economy of East Ayrshire. The Spatial Strategy focuses on how the Plan can support inclusive economic growth so it benefits all and sets out priorities for achieving this.

What is our strategy?

The Plan will:

- A. Enable the delivery of the **Ayrshire Growth Deal**
- B. Retain existing **businesses** and attract new ones
- C. Support **Community Wealth Building**
- D. Support our **town centres** by encouraging a wide range of uses

A. Enable the delivery of the Ayrshire Growth Deal

Whilst various recent proposals reflect the strengths and opportunities that exist in Ayrshire, economic baseline analysis shows that the regional economy has been underperforming, with investment being diverted to other areas. To address this, the three Ayrshire Councils, working together and alongside the Scottish Government and UK Government and other stakeholders, have developed the Ayrshire Growth Deal (AGD). Growth Deals are designed to help identify and develop long-term, strategic approaches to improving regional economies and deliver economic benefits. Over 15 years, the deal will inject a committed £250 million of investment into Ayrshire. It is estimated that around 7,000 jobs will be created, over a range of sectors including aerospace, space, energy, marine science, manufacturing and tourism.

AGD Projects in East Ayrshire:

- The **Community Renewable Energy Project (CoRE)** (Cumnock) (CN-A1) project aims to transition Cumnock and surrounding communities to become low carbon places, looking at a whole systems approach; how energy is generated, stored and used. The project will create a Centre of Excellence which will be at the heart of the integration of renewable energy and SMART technologies, focused on enabling and maximising local energy distribution networks, energy storage and community based energy generation and exploiting the unique geography of the East Ayrshire area. A programme of demonstrator projects will be undertaken during the lifetime of the project. These will look at solving local issues with transitioning to low carbon, for example transitioning off-gas grid communities and enhancing the Electric vehicle (EV) infrastructure in East Ayrshire towns.



- The **Ayrshire Manufacturing Investment Corridor Project (AMIC)** (Hurlford) (RU-A1) seeks to provide a range of physical infrastructure which will support the sustainability and growth of the advanced

manufacturing sector within Ayrshire and beyond. This project comprises of two elements, including high quality modern industrial units and a regionally significant food and drink centre of excellence which will support primary producers (farmers) to diversify and produce “value added products” from their primary outputs such as milk and meat.

- The **Ayrshire Engineering Park** (Kilmarnock) (KK-A1) will deliver high quality flexible industrial units for the Engineering and light manufacturing supply chain. Units are proposed in a range of sizes and will have the ability to be sub-divided into smaller premises to allow for maximum flexibility.
- **HALO** (Kilmarnock) (KK-A2) is a multi-faceted regeneration of an 11.3ha brownfield site, formerly home of the Johnnie Walker bottling plant. It is intended to generate £205 million GDP and create 1500 jobs. A new enterprise and innovation centre has been developed on site as a new commercial hub to stimulate business start-ups and continued growth. The centre will be the focal point of a far larger mixed used development, including housing and new green space.



What is our strategy for enabling the delivery of the Growth Deal?

We will:

- Safeguard the areas identified as sites for the Ayrshire Growth Deal projects. This ensures that the Ayrshire Growth Deal has a high level status in land use decisions that come forward through LDP2. These sites are (i) CoRE, Cumnock (CN-A1), (ii) Ayrshire Manufacturing Investment Corridor, Hurlford (RU-A1), (iii) Ayrshire Engineering Park, Kilmarnock (KK-A1) and (iv) Balmoral Road/Hill Street, Kilmarnock (KK-A2) (see Volume 2 maps for site allocations).
- Through Policy SS8, give in principle support to other developments that link to and support the vision, aims and projects of the Growth deal.
- Safeguard a range of business/industrial and miscellaneous sites, both adjacent to and further away from the AGD sites, that have the potential to provide further follow-on space, allowing the growth deal projects to develop further and expand. In particular relation to CoRE which has limited scope adjacent to it to expand, a miscellaneous site with support for business, industrial and energy use, has been allocated in Auchinleck (AL-M1) with potential to act as a CoRE phase 2.

Policy to deliver the Ayrshire Growth Deal

Policy SS8: Ayrshire Growth Deal

The Council will encourage and support developments that contribute to the vision, aims and projects of the Ayrshire Growth Deal, as a key means of stimulating and promoting transformational change.

B. Retain our existing businesses and attract new ones.

Whilst the Ayrshire Growth Deal (AGD) will deliver large, strategic projects which will have benefits far beyond their immediate locales, the Spatial Strategy for economic growth seeks to ensure the Plan supports business stability and growth at all scales and throughout all of East Ayrshire.

What is our strategy for retaining our existing businesses and attracting new ones?

We will:

- Prioritise brownfield sites within settlements for business and industrial development.
- Guide development to a range of sites for business and industrial use, by both (i) safeguarding sites for continued use that are well occupied and are providing valuable accommodation for local businesses and (ii) identifying opportunities for new development, to promote business expansion and new business start-ups.
- Take account of market demand. With greater development interest in Kilmarnock, a greater proportion of land and larger sites have been allocated there to ensure site allocations are realistic and founded on market demand.
- Ensure business and industry is supported across all our communities, with a spread of sites identified outwith Kilmarnock, comprising of a variety of sizes and scales. It has been ensured that a series of opportunity sites have been spread proportionately over the full spatial extent of East Ayrshire, including Stewarton, Muirkirk, Newmilns, Auchinleck, Patna and others.

c. Support Community Wealth Building (CWB)

Community Wealth Building (CWB) is an alternative approach to traditional economic development that seeks to develop sustainable, resilient, fairer local economies, with more local employment and a larger and more diverse business base. CWB develops practical actions to harness the power of 'anchor institutions' to enable local economies to grow and develop from within, using existing resources. Anchor institutions are large commercial, public and social economy organisations which have a significant stake in a place.

East Ayrshire Council has adopted 6 anchor pledges which approach CWB through:

- Procurement
- Employment
- Land & assets
- Financial power
- Plural ownership of the economy
- Climate action

The Ayrshire Growth Deal (AGD) included a £3 million fund for an Ayrshire approach to CWB, the aim of which is: 'to develop an Ayrshire approach to CWB that enhances wealth, ensures fair and meaningful work, and creates successful places throughout the region.' CWB presents an opportunity to redesign the local economy in Ayrshire and adapt to climate and net zero challenges and opportunities. It focuses on buying and selling goods and services locally and has the potential to shorten supply chains.



In respect of land and assets, development of which lie within the scope of the Local Development Plan, East Ayrshire Council is supporting community organisations to repurpose and regenerate derelict sites within their communities. Examples include working with the New Cumnock Development Trust on the renovation of the former Castle Hotel building, with Celebrate Kilmarnock on the repurposing of the White Tile building on King Street, Kilmarnock and in Darvel, with Darvel and Area Regeneration Team (DART) on the development of the site of the former Co-Op building to establish a garden and market place. In addition, the Kilmarnock Academy Legacy Project in partnership with Centrestage Communities Ltd (CCL) was completed and became operational in 2021 and the Crossroads Community Hub opened for business as the Ayrshire Food Hub the same year, both demonstrating what can be achieved when CWB principals are part of a development.

What is our strategy for delivering community wealth building?

We will:

- Support proposals for land or buildings related to community uses;
- Require developers of major developments to submit a skills and employment plan; and
- Promote CWB through planning policies which concentrate on land and property assets, as embedded in the Community Plan. Many policies in the Plan will contribute to CWB, such as the affordable housing policy and the vacant and derelict land policy. However, to further encourage CWB, two specific policies have been prepared.

Policies to deliver Community Wealth Building

Policy SS9: Community Wealth Building

The Council will support the use and adaptation of existing buildings and vacant sites within settlement boundaries, which have been acquired by the community or a community organisation by asset transfer or other means, or which are owned or managed by an anchor institution for:

- Community uses;
- Other uses consistent with a Community Action Plan, adopted Placemaking Plan/Local Place Plan;
- Uses associated with the community (or community organisation) working in partnership with an anchor institution; and
- Uses which will support net zero objectives.

Policy SS10: Skills & Employment

Developers applying for planning permission for a major development as defined by the hierarchy of development are required to submit a skills and employment plan demonstrating how they will look to provide training / skills and employment opportunities for residents in East Ayrshire. Developers should also demonstrate what consideration has been given to their supply chain and maintenance arrangements, to explore ways in which their developments can maximise the benefit to the local economy. Non-statutory planning guidance will be prepared to provide information on what should be included within a skills and employment plan.

D. Better support our town centres by encouraging a wide range of uses

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Town centres are the focus for civic, retail, community, business and commercial activity in East Ayrshire. Centres have, however, been subject to a range of social, environmental and economic pressures in recent years, resulting in an increasing number of vacant premises and problems with the quality of the built environment.

What is our strategy for supporting town centres?

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We will:

- Guide the development of footfall generating uses towards locations within the network of centres with the aim that they become thriving places that feature a broad mix of uses.
- Encourage town centre living through support for the conversion of premises to residential use in town centre and edge of centre locations where it is appropriate. Development opportunities for housing have been allocated in the central areas of a number of settlements to increase residential density and support local businesses and entrepreneurial activity.
- Define a network of **Prime, Strategic, Service, Local, Suburb** and **Commercial** centres in East Ayrshire to provide a varying range of goods and services dependent on scale (see Figure 9 and Table 1).

Table 1: East Ayrshire's Network of Centres

Centre Type	Location	Function
Town Centre	Prime town centre	Kilmarnock
	Strategic town centre	Cumnock
	Service town centre	Dalmellington
		Galston
		Stewarton
	Local town centre	Auchinleck
		Catrine
		Crosshouse
		Darvel/Priestland
		Hurlford
		Kilmaurs
		Mauchline
		Muirkirk
		New Cumnock
		Newmilns
	Suburb centre	Bellfield (Kilmarnock)
		Dean St (Kilmarnock)
		Glasgow Rd (Kilmarnock)
		Shortlees (Kilmarnock)
Commercial centre	Glencairn (Kilmarnock)	Commercial centres are the focus for retail and leisure developments with a large floor space or which sell bulky goods.
	Queen's Drive (Kilmarnock)	



3.4. Spatial Strategy: Sustainable Travel and Transport

This part of the Spatial Strategy sets out the Council's key priorities for promoting sustainable travel and transport. It focuses on how the Plan can achieve this by supporting and enabling the creation of a robust active travel network for all, allowing for better access to more sustainable modes of transport and the provision of improved and safer transport infrastructure.

The Plan will:

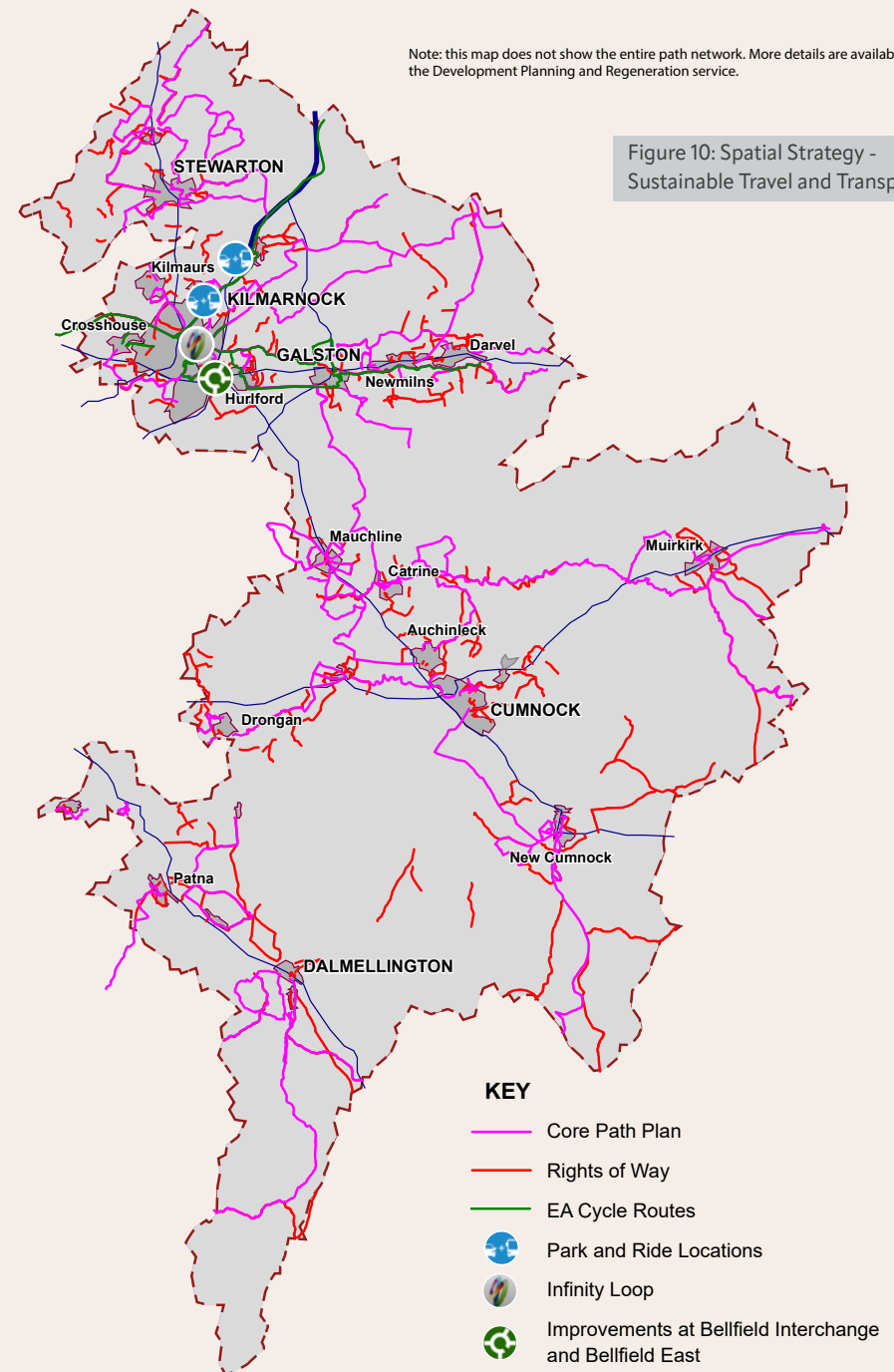
- A. Enable and support the creation of a good quality **active travel network**
- B. Allow for better travel choice and access to **sustainable forms of transport**
- C. Support improved and safer **transport infrastructure**

A. Enable and support the creation of a good quality active travel network

Improving active travel networks throughout East Ayrshire will prioritise walking, cycling and wheeling, reduce unsustainable travel and in turn create safer, healthier and attractive places for people to live and work in. Delivering projects, such as the Green Infinity Loop in Kilmarnock (a 'figure of eight' network of pathways comprising of a 26km circular route around Kilmarnock with a Spinal Route from north to south through Kilmarnock town centre, linking into the circular route) will provide better connections between different communities and the wider path and cycle network, offer greater access to local facilities and public transport facilities and provide greater choice for locals and visitors using Green Infrastructure.

Note: this map does not show the entire path network. More details are available from the Development Planning and Regeneration service.

Figure 10: Spatial Strategy - Sustainable Travel and Transport



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What is our Strategy for supporting and enabling a good active travel network?

The spatial strategy will support:

- the creation of networks of 20 minute neighbourhoods to ensure local living can be achieved;
- new development being situated in locations which offer sustainable travel choices;
- the creation of new and improved active travel routes to connect our towns and villages, in particular connecting our smaller rural communities with nearby towns;
- high quality connections for walking, cycling and wheeling being integral in the design of new development; and
- the development of good access to, and, where possible, through, green and blue infrastructure.

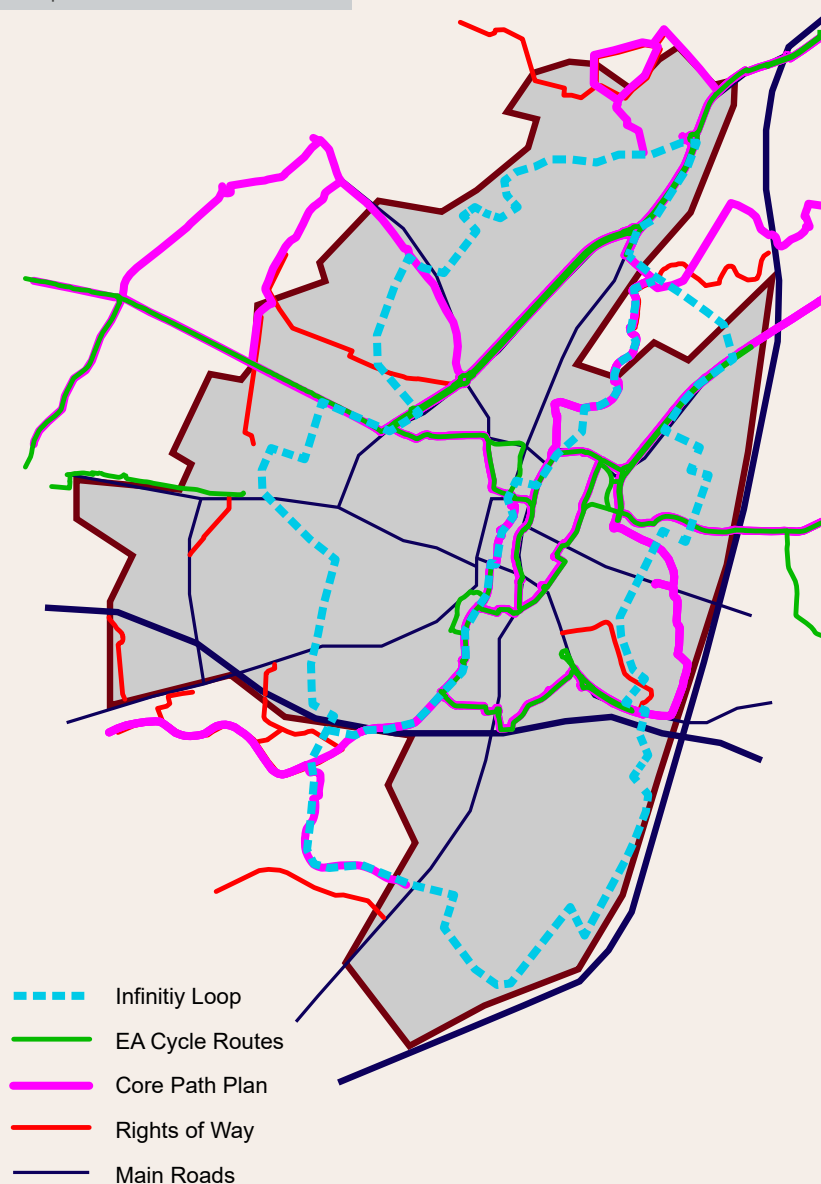


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In spatial terms, the Strategy will support:

- the implementation of the Kilmarnock Green Infinity Loop and the Council's Green Infrastructure and Active Travel Strategies; and
- improvements to the existing active travel network to ensure it expands to make walking, wheeling and cycling an attractive, convenient, safe, and sustainable choice for everyday travel.

Figure 11: Kilmarnock Green Infinity Loop and active travel network



B. Allow for better travel choice and access to sustainable forms of transport

There is a need to reduce the need to travel unsustainably. In order to achieve this, we need to support infrastructure and facilities that will help to contribute towards providing better travel choice and access to more sustainable forms of transport, including cycling and the use of buses and trains.

What is our strategy for allowing for better travel choice and access to sustainable forms of transport?

The spatial strategy will support:

- Infrastructure and facilities that will assist in minimising the need for people to travel unsustainability for all or part of their travel journeys; and
- new development which prioritises locations that are accessible to all forms of sustainable transport.



In spatial terms, the strategy will support:

- the investigation of a strategic park and ride facility at West Fenwick to encourage a partial modal shift in journeys to and from Glasgow and further afield; and
- a new park and ride facility at Glasgow Road, Kilmarnock to encourage greater use of public transport for commuter and leisure travel.

As part of the aim to provide greater travel choice, it is proposed to investigate with partners the potential of a strategic park and ride facility at West Fenwick, complimented by a smaller one at Glasgow Road, Kilmarnock. 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. 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

PROP3: Park and ride at West Fenwick

The Council will explore the feasibility of developing a park and ride facility, including cycle parking, at West Fenwick, for the purposes of enabling an alternative to car travel between East Ayrshire and Glasgow. Associated with park and ride, the Council will explore the potential for EV charging facilities.

As a second phase, the Council will explore the feasibility of developing business and industrial units at this location, on the basis that the park and ride project will have made this a more accessible and sustainable location.

PROP3: Park and ride at Glasgow Road, Kilmarnock

The Council will explore the feasibility of developing a park and ride facility, including cycle parking, at Glasgow Road, Kilmarnock, for the purposes of enabling an alternative to car travel between East Ayrshire and Glasgow. Associated with park and ride, the Council will explore the potential for EV charging facilities.



C. Support improved and safer transport infrastructure

It is important to ensure that East Ayrshire's transport infrastructure is robust enough to allow for future prosperity and growth. Parts of East Ayrshire's strategic road network are nearing capacity or have infrastructure that is no longer fit for purpose. There is therefore a need to ensure that East Ayrshire's strategic road network can adequately support East Ayrshire's future and in particular support economic growth and regeneration.

What is our Strategy for supporting better and safer transport infrastructure?

The spatial strategy will support improvements to East Ayrshire's strategic road network to allow for future growth.

Bellfield 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 in addition to key infrastructure, such as Crosshouse University Hospital, as well as to proposed new business and employment locations.

There are concerns that the regeneration and economic development of, not only East Ayrshire but, Ayrshire as a whole could be compromised due to 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.

There is therefore a need to improve the existing infrastructure at Bellfield Interchange to allow realisation of the Plan's site allocations, to create a well-connected active travel network which is safe to use by pedestrians and cyclists, enhance traffic flow and the safety of road users and allow for future economic growth.

The Scottish Government published the second Strategic Transport Projects Review (STPR2) in January 2022 which sets out a number of recommendations to make transport in Scotland more sustainable and support people to make better, more informed choices on how they travel. Specific to East Ayrshire, STPR2 recommends that as part of improving transport assets at Stranraer and the ports at Cairnryan, a number of safety, resilience, and reliability improvements along the A77 Strategic Road Corridor are to be made. STPR2 highlights Bellfield Interchange as a location for such a scheme. The Transport Appraisal for the Plan concludes that without intervention the Plan will place additional, unacceptable pressure on Bellfield Interchange as it exists at present. It is vital therefore that Bellfield Interchange is upgraded if the Plan's ambitions are to be realised.

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There is likely to be a cumulative impact on the transport infrastructure, including road infrastructure, and active travel networks at Bellfield Interchange and the area east of the Interchange, as a result of the development of multiple sites. The Council will therefore, in line with policy INF4 Developer Contributions and associated supplementary guidance collect financial contributions in relation to improvements to the Bellfield Interchange and the area to the east of Bellfield Interchange to offset any impact on the transport infrastructure to be affected.

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In spatial terms, the Strategy will support:

- A77 Bellfield Interchange improvements to be brought forward as part of STPR2
- improvements to transport infrastructure related to the Bellfield Interchange including measures to improve road safety and enhance traffic flow.
- active travel improvements to the east of Bellfield Interchange
- improvements to the road infrastructure to ensure a safer space for road users, pedestrians and cyclists.
- the creation of an improved and better connected active travel network at the Interchange and the surrounding areas

PROP4: Improvements to Bellfield Interchange and Kirklandside/Kaimshill

The Council recognises that the Bellfield Interchange at present places constraints on growth in the local authority area and in Ayrshire generally. The Council will work with Transport Scotland to ensure that the Bellfield Interchange is improved as necessary, and that work is programmed and progressed timeously, to allow delivery of the Plan's Spatial Strategy. The Council, alongside Transport Scotland, will ensure that the necessary improvements are made to the Bellfield Interchange to guarantee that road users, pedestrians and cyclists can use the road and active travel network more safely and efficiently. In addition, the Council will investigate further improvements to the area east of Bellfield Interchange at Kirklandside/Kaimshill to further enhance the transport infrastructure and active travel network in the area.

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Another area which would benefit in the long term from better transport infrastructure is south and east Kilmarnock. It is recognised that the potential for development in the south and east of Kilmarnock has not been fully realised as it is currently not well served by the strategic road network. The potential, outwith the context of STPR2, for infrastructure improvements in this area of Kilmarnock will be investigated during the LDP2 plan period and the Council will seek to address the issue in LDP3.

3.5. Spatial Strategy: Energy and climate resilience

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To strive towards the vision set for this development plan, we need to focus on how we produce and use energy and how we ensure East Ayrshire is resilient to the effects of climate change. This part of the spatial strategy therefore sets out our key priorities for land use and development relating to energy and climate resilience. In particular, it sets out our strategy for ensuring the Plan contributes to achieving an East Ayrshire that is powered by cleaner, greener energy and is in the best position for responding to the challenges of climate change.

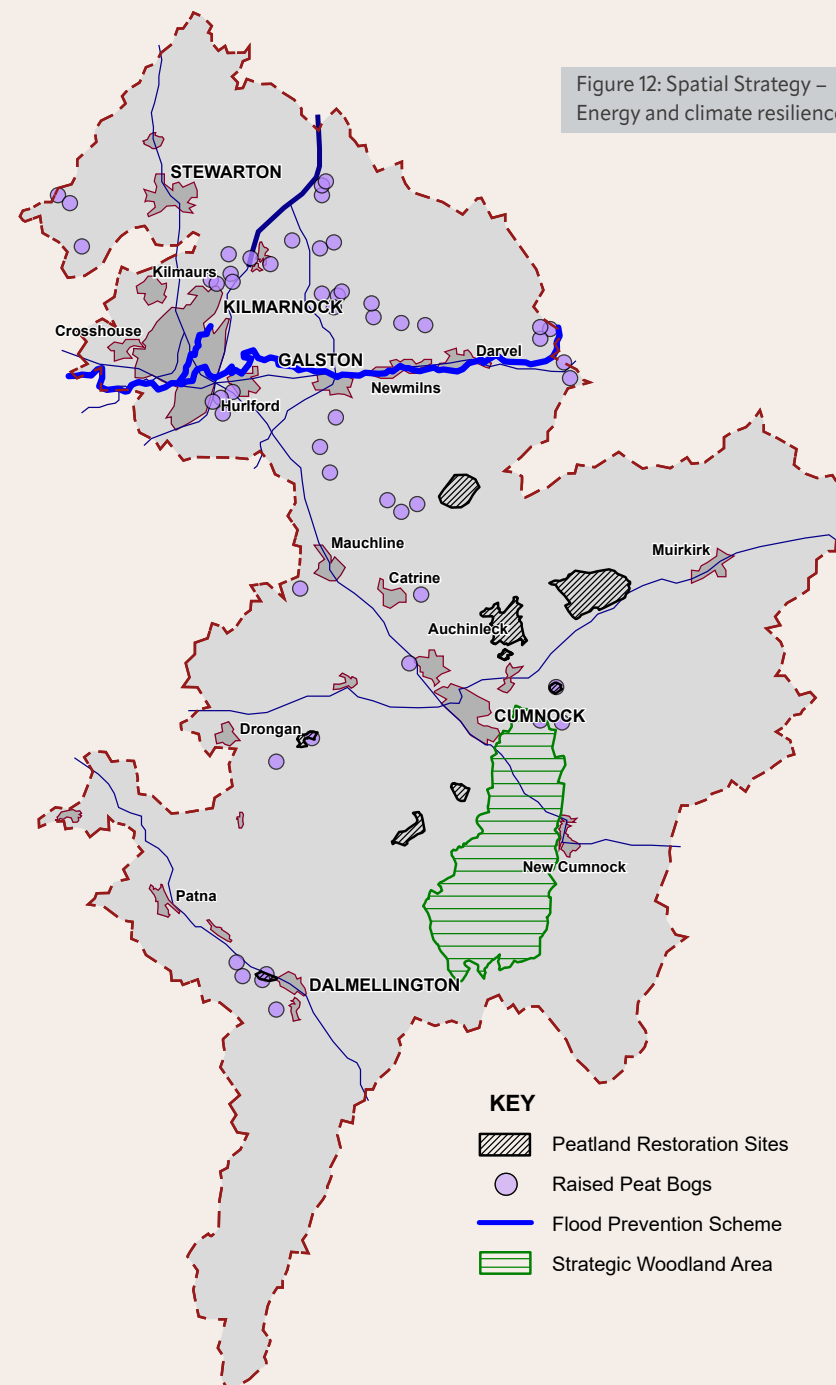


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The Plan will:

- A.** Enable the transition to a low carbon energy system;
- B.** Protect and enhance our peatland, recognising their importance for carbon retention and nature;
- C.** Protect our communities from the risk of flooding and seek creative ways to alleviate flood risk to unlock potential development sites; and
- D.** Support woodland creation, increasing tree planting in the right places.

Figure 12: Spatial Strategy –
Energy and climate resilience



A. Enabling the transition to a low carbon energy system

The Plan aims to enable the transition to a green, clean, low carbon energy future for East Ayrshire. This means supporting and enabling a wide range of renewables technologies across all scales and spatially, in all parts of East Ayrshire. This is a key means by which East Ayrshire will contribute to the reduction in carbon emissions, necessary to tackle climate change.

What is our strategy to enable the transition to a low-carbon energy system?

We will:

- **Support a full range of renewable energy technologies across all scales.** To guide this, we will produce a regional energy masterplan, acting as a stimulus for more strategic planning of the energy infrastructure required to power, heat and transport East Ayrshire and beyond. The masterplan approach will assess both energy demand and potential energy sources across the region and, through scenario planning, will assess options and technological solutions. The masterplan will be underpinned by socio-economic modelling, so as to explore opportunities for regional business growth, skills development and supply chain benefits associated with energy development. The renewable energy masterplan will be supported by a more targeted Local Heat and Energy Efficiency Strategy (LHEES) focussing on transitioning the way we heat our homes and buildings to meet the target of zero emissions by 2045.
- Seek new and innovative approaches to supporting renewable energy development. We want to explore more strategic, joined up ways to maximise renewable energy generation and storage. Spatially, our priorities include:

- i. Supporting the CoRE project and the implementation of its demonstrator projects to deliver low carbon energy solutions. The Community Renewable Energy (CoRE) project is our flagship response to climate change. It will put East Ayrshire, and in particular the Cumnock area at the centre of innovation and development of the new approaches and technologies needed locally to make the move to net zero. Whilst demonstrator projects will be spread throughout East Ayrshire, the focus will be on Cumnock and the surrounding settlements and rural area. The mining legacy of the area will become a driver for the future, with former mining and industrial sites being repurposed for the energy innovation.





- ii. **Building on the collaborative approach we have been piloting with public sector partners and the renewables industry, at the Hagshaw energy cluster, by Muirkirk.** A new development framework is aiming to bring forward a more joined-up approach to wind farm development, which promotes thinking beyond the limits of an application site boundary. Through this spatial strategy, we encourage this kind of approach to be taken forward elsewhere, with collaborative working bringing better outcomes.

- iii. **Making better use of land within settlements for energy generation and storage.** This means exploring and implementing the Green Heat in Green spaces concept, which aims to better use urban green spaces and watercourses to contribute towards a low carbon energy system. Parks, green space and the rivers flowing through many of our settlements, which are often close to public buildings with high heat demand, have the potential to be utilised as heat sources or for heat storage or transmission. Utilising a range of heat pump technologies, green spaces can become far greater assets in the transition to a low carbon future, whilst still providing a valuable environmental and amenity resource. Similarly, our vacant and derelict land register sites offer real potential to be repurposed for renewable energy generation or storage, which we support through this strategy.

PROP5: Our energy masterplan

With a wealth of natural resources such as wind, sustainable forestry and biomass production, and the potential for geothermal and hydroelectric heat and power generation from the area's former coal areas, East Ayrshire has a great potential for increasing its already substantial contribution to renewable energy supplies. To harness this potential, we will develop a regional Ayrshire Energy Masterplan. This will aim to stimulate investment in energy infrastructure, including heat, power and transport as a basis for economic growth and resilience to make sure that we achieve increased prosperity and wellbeing for all on our pathway to net zero.

PROP6: Our Local Heat & Energy Efficiency Strategy

Linked to the energy masterplan and in accordance with the statutory requirement, we will develop an East Ayrshire-wide Local Heat & Energy Efficiency Strategy. This will take a place based approach to the heat transition, which is necessary to ensure the way we heat and power our buildings contribute to reducing carbon emissions. Relevant parts of the LHEES will (i) be taken forward into supplementary guidance to support implementation and (ii) be used to inform work on LDP3.

Policies to enable the transition to a low-carbon energy system

Policy SS11: Making space in settlements for green energy

The Council will support proposals for renewable energy or renewable heat developments on underutilised land within settlements. In particular, subject to assessment against all other policies of the LDP, the Council will support:

- The use of green and blue spaces, including safeguarded open space, as low carbon heat sources, heat storage sites and heat transmission corridors. The development should not have unacceptable negative impacts on the overall use or environmental quality of the green or blue space.
- The use of sites on the vacant and derelict land register, or other brownfield sites, for renewable energy/heat generation or storage.



B. Protecting and enhancing our peatlands

Peat contained in wetlands is a major carbon store. Bogs are wetland habitats that contain peat soils which provide essential ecosystem services for nature, people and our economy, such as carbon storage, supporting climate adaption, natural flood management and biodiversity enhancement as they are home to a range of unique and special wildlife and fauna.

Carbon rich soils and peatland areas therefore provide multiple benefits for humans and nature. It is widely recognised that our peatlands have enormous potential as a natural solution to reduce the impacts of climate change. In general terms, healthy peatlands act as a sink for greenhouse gases, while degraded peatlands can act as a large source of carbon dioxide emissions. Peatland habitats and carbon-rich soils therefore have significant climate resilience implications. The protection and restoration of peatland and carbon rich soils is a priority of the Plan.

What is our strategy for protecting and enhancing our peatlands?

We will:

- Protect our existing peatland habitats. This means:
 - i. Identifying and safeguarding our peatland and bog restoration sites which have undergone in-situ conservation or enhancement work;
 - ii. Presuming against disturbance and removal of valuable peat, carbon rich soils, deep peat and priority peatland habitat; and
 - iii. Not supporting extraction or exportation of peat for any commercial purposes
- Work with partners to support peatland restoration and long term enhancement of peatland habitats within East Ayrshire

This element of our strategy will be supported by policies NE5 and NE11.

c. Protecting our communities from the risk of flooding

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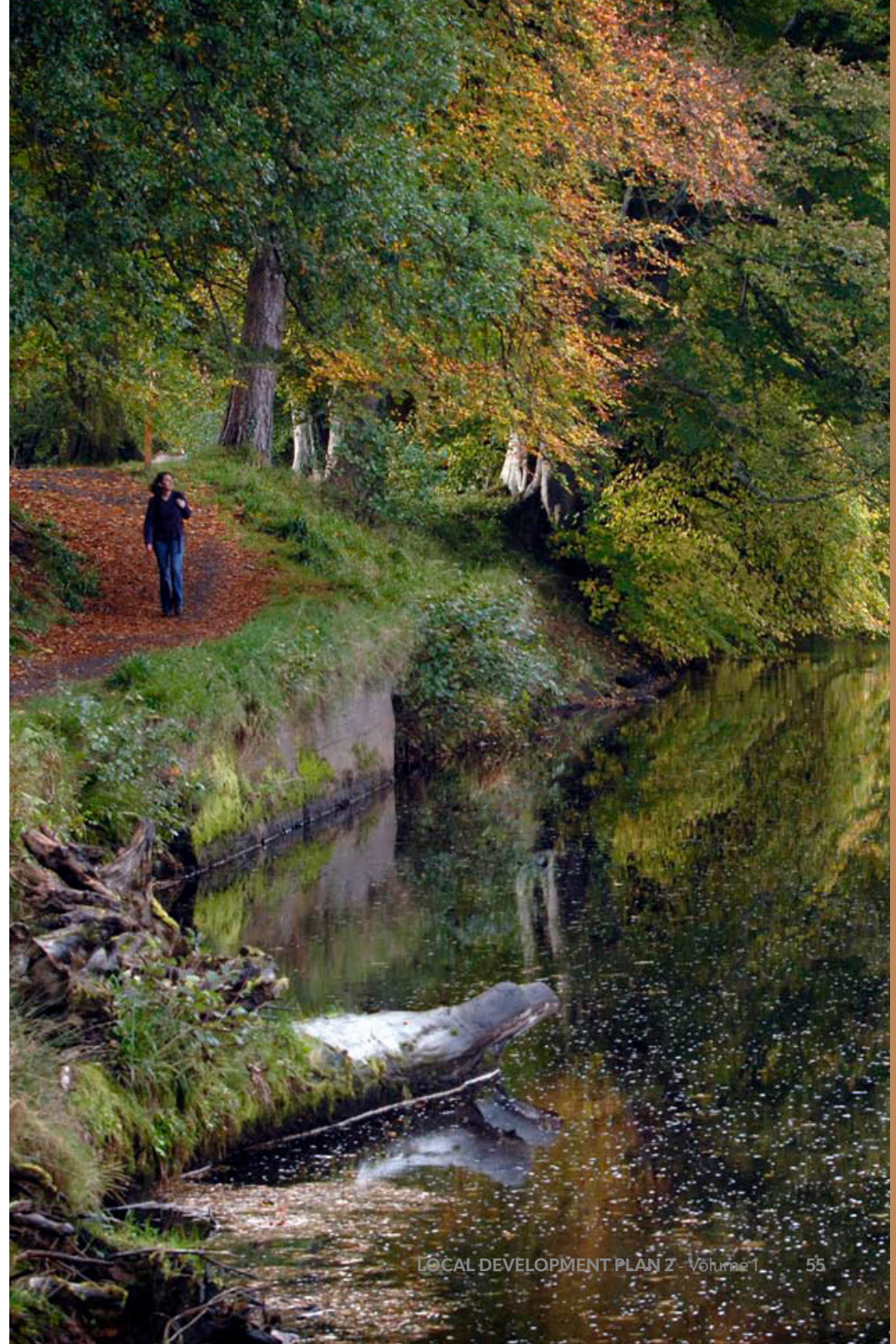
The impact of the climate emergency means that flooding events are expected to occur more frequently and have a greater impact on human health, cultural heritage, the environment, and economic activity than was previously the case. Severe flooding events have been experienced across East Ayrshire and it is anticipated that the incidence of flooding will increase further unless steps are taken to manage and mitigate the problem. How we respond to flood risk will have a significant influence not only on how our communities develop but also on the pace and scale of regeneration and ultimately economic growth.

What is our strategy for protecting our communities from the risk of flooding?

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We will:

- Take a precautionary approach to flood risk, directing development and site allocations away from the functional flood plain.
- Support and, with partners, actively explore opportunities for natural flood management techniques, which both alleviate flood risk and bring wider benefits to the natural environment



D. Supporting woodland creation, increasing tree planting in the right places

The benefits of trees in the fight against climate change and in making us more resilient to climate change are well understood. Trees act as carbon sinks, they can also help:

- Prevent flooding;
- Reduce temperatures;
- Reduce pollution; and
- Keep soil nutrient-rich.

This strategy recognises the benefits that a strategic approach to woodland creation can have, and the important yet dynamic part they play in our landscape. Woodland creation provides an opportunity for the reuse of derelict land. On a strategic scale, woodland can provide a valuable resource for recreation and access, and can also foster new and connect existing habitats and wildlife corridors.

What is our strategy for supporting woodland creation?

We will:

- Support development that creates multi-functional woodlands on a strategic scale, where benefits for the natural environment can be maximised. This will be guided by the Ayrshire and Arran Forestry and Woodland Strategy (2014), or any update thereof, and national targets set out within Scotland's Forestry Strategy (2019-2029).
- Take forward and implement a regional strategic woodland creation pilot project. The Council will work proactively in partnership with Scottish Forestry, landowners and other local stakeholders to explore opportunities for a range of different types of woodland creation, in doing so, seeking to ensure that any such woodland planting has

multiple benefits for the environment, existing communities and the local economy. As the pilot project progresses, non-statutory planning guidance will be prepared in order to provide locational guidance to encourage planting of appropriate trees in the right places. This should be used alongside the Ayrshire and Arran Forestry and Woodland Strategy to guide woodland creation within the identified area (see 9.3 List of Statutory and Non-Statutory Supplementary Guidance).

For the purposes of this development plan, 'woodland' refers to areas of land, over 0.25 hectares in area, where trees are growing. 'Forest' refers to large-scale planted woodlands managed for timber production.

Policies to support woodland creation

Policy SS12: Strategic Woodland Creation

The Council will particularly support developments and proposals that contribute to woodland creation within the Strategic Woodland Creation Pilot Project area, shown in Figure 12. Proposals will be supported where they meet with the guidance set out in the associated non-statutory Planning Guidance.



3.6. Delivery and implementation of the Spatial Strategy

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The delivery and implementation of the Spatial Strategy is fundamental to reaching the Plan's Vision. Councils are uniquely placed to help tackle the climate emergency. We are closer to the people who live and work in our communities, so we have a better understanding of their needs.

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The Council, its partners, communities and other stakeholders will work to deliver the aspirations of the Spatial Strategy by:

- Ensuring that all corporate and departmental strategies and workstreams align with the vision of LDP2;
- Ensuring through the planning process, all development is appropriately planned and assessed, in accordance with the policies of the development plan;
- Adopting a positive and proactive approach to developing and implementing projects on the ground;
- Aiming to reduce council emissions to net zero by 2030;
- Working with our residents and businesses to bring our wider communities' emissions in line with net zero as soon as possible (and by 2045 at the latest) whilst reducing inequality and enabling community wealth building; and
- Reviewing the way that we buy goods and services as a Council.

04

Place and Environment

4.1. Place and Environment – Urban Design and Placemaking

Urban Design

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Urban design is the design of the physical setting for life, from cities and towns, landscapes, groups of buildings, to streets and spaces. Ultimately, the role of the Planning system is to create better places, which in turn improve the quality of life for everyone. The Council will take a design-led approach to the development process as required by the Scottish Government, directing the right development to the right place. The Scottish Government intends to raise the quality of new developments. This is clear through a series of relevant documents which are focused on design:

- National Planning Framework 4
- Designing Streets Policy Statement
- Creating Places Policy Statement
- PAN 65 – Planning and Open Space
- PAN 67 – Housing Quality
- PAN 68 – Design Statement
- PAN 72 – Housing in the Countryside
- PAN 77 – Designing Safer Places
- PAN 78 – Planning and Building Standards Advice Note: Inclusive Design
- New Design in Historic Settings

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Together these documents set out the benefits and value of high-quality design in promoting sustainability and healthy lifestyles.



This section of the Plan outlines how the Council will seek to ensure that all new developments, not just residential developments, are of a high quality which respects the surrounding environment within which it is found.

Policy DES1: Development Design

The Council will at all times seek to achieve excellence in design outcomes. Development proposals should demonstrate the Six Qualities of Successful Places as defined in National Planning Framework 4, by meeting the following principles where relevant to the proposal:

1. Distinctive

- 1.1. Ensure that the siting, layout, scale, massing, materials and design enhance the quality of the place and contribute to the creation of a structure of buildings, spaces and streets that is coherent, attractive, and with a sense of identity.
- 1.2. Reflect the characteristics of the site and its context, safeguarding and enhancing features that contribute to the heritage, character, local distinctiveness and amenity, including the natural and built environment, vistas, landscape and streetscape.
- 1.3. When new landscaping and green infrastructure are delivered as part of a proposal, ensure that they integrate with and expand any existing green infrastructure in a cohesive manner, maximising the extent to which green infrastructure elements are connected to one another and to the wider green and blue network. Further guidance on 'Green and Blue Infrastructure' requirements is set out within Design Supplementary Guidance.

2. Safe and pleasant

- 2.1. Consider place before vehicle movement, by designing streets to create a positive sense of place which is then supported by an appropriate movement pattern, as opposed to assuming place to be subservient to vehicle movement.
- 2.2. Create a safe and secure environment by providing good lighting and adequate natural surveillance with overlooking and active frontages in all streets and public spaces.
- 2.3. Promote active, healthy and inclusive lifestyles and choices by meeting, and where possible surpassing, the requirements for accessible, high-quality public realm and multi-functional open space in accordance with Policy OS1 and Schedule 1.

3. Connected

- 3.1. Have permeable layouts, maximising the integration of any proposed street patterns with existing surrounding networks and providing access points for future expansion where this could be expected.
- 3.2. Respect, integrate and expand the existing network of paths and rights of way, providing appropriate linkages to transport, neighbouring developments and green networks in accordance with the requirements of relevant consultees.

4. Healthy

- 4.1. Be easy to navigate, by providing a hierarchy of streets and/or responding adequately to the existing one, with distinctive characters according to their importance (i.e. high street, mixed-use street, residential street, mews, lane, etc.). Where appropriate, developments should also incorporate paths, edges, nodes, districts and landmarks in order to create legible places and spaces.
- 4.2. Streets and public spaces should be adequately enclosed by buildings

fronting them, and **active frontages**² should provide a higher degree of activity the higher the importance of the street. Public space design should encourage activity and social interaction.

- 4.3. Be designed to encourage the use of active travel networks and sustainable, integrated transport. Development should be designed in accordance with a street user hierarchy that prioritises pedestrians first, then cyclists, then public transport users, and motor vehicles last. The layout of streets, the design of the public realm, and the overall quality of the user experience should not only allow walking and cycling and provide access to public transport, but actively encourage the shift towards modes of transport that are higher in the street user hierarchy.

5. Adaptable

- 5.1. Be designed to be inclusive and adaptable, maximising accessibility regardless of age and/or ability.
- 5.2. Facilitate future incremental changes of use, lifestyle and demography, by providing, where appropriate, a mix of building densities, tenures and typologies, where diverse compatible uses can be integrated.
- 5.3. Integrate parking by a variety of means to provide flexibility and lessen visual impact.

6. Sustainable

- 6.1. Seek a balance between the natural environment and manmade environment, and utilise on- site resources to maximise conservation and amenity.
- 6.2. Maximise the efficiency of the use of land by adopting a compact form of development, designing spaces to be legible and maximising their functionality in a manner which is appropriate to context of the development/proposal.

²**Active frontage:** any face of a building where there is an active visual engagement between those in the street and those on the ground floor of a building, in particular those frontages with main entrances to the building or to premises within the building. Active frontages may refer to shopfronts, atriums and foyers, and other main accesses that generate activity.

6.3. Support climate change mitigation by promoting the efficient use of energy and natural resources and the minimisation of greenhouse gas emissions, by: choice and sourcing of materials, reduction of waste, recycling of materials and incorporating space to separate materials at source. Developments should incorporate low or zero carbon technologies, encourage integration into neighbourhood and district heating networks and utilise sustainable construction methods. Developments should maximise environmental benefits, by taking advantage of solar gains, sheltering from prevailing winds or utilising building typologies with less surface-to-volume ratios or similar mechanisms. Developments shall minimise greenhouse gas emissions, as far as is reasonably achievable, in order to meet national emissions reduction targets.

6.4. Be designed to incorporate resilience and climate change adaptation.

Planning permission may be refused and refusal be defended at appeal or local review solely on design grounds.

Planning/Supplementary Guidance

Design Supplementary Guidance expands on the content and requirements of **Policy DES1** and should be referred to by applicants, where relevant to proposals.

All applicants should ensure that developments consider, integrate and reflect the requirements and principles set out within all relevant and applicable supplementary guidance.

Developments will be required to meet the requirements set out within any masterplan/design brief which has been prepared for the site.

Development proposals will also be required to meet the provisions of any relevant Scottish Government policy statements which are material considerations in the assessment of all planning applications.

Placemaking

Placemaking and Communities

Communities and their aspirations are at the core of successful places. In East Ayrshire, the priorities of local people when it comes to improving their communities are recognised by the Council in the form of Local Place Plans (LPPs), which influence the next Local Development Plan and may become supplementary guidance to the current Local Development Plan.

LPPs offer the opportunity for a community led, collaborative, approach to creating great local places. LPPs support the community aspirations on the big challenges such as the global climate emergency and tackling inequalities and have a positive influence in the future planning of development in their areas.

As described in the Planning (Scotland) Act 2019 and the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, a community body may at any time prepare a LPP. A LPP consists of a map and an action programme for a geographically identified community such as a town, village or locality. The map defines the extents of the LPP area and highlights areas of the built and natural environment that have been identified by local people as being in need of improvement. Control of the content of a LPP lies with a Community Steering Group which reflects the interests of the whole community, while the Council helps the community body with technical support and advice, training and confidence building, and looks after the construction and adoption of the LPP as an equal partner with the community.

Policy LPP1: Preparation of Local Place Plans

The Council will adopt Local Place Plans prepared by **community bodies**³ within East Ayrshire as Supplementary Guidance to the **Local Development Plan**⁴ where they:

1. Represent the community's aspirations through:
 - a. A statement setting out the community's proposals for the future development or use of land within the area covered by the Local Place Plan;
 - b. A map of the area covered by the Local Place Plan, annotated to provide the boundary;
2. Have been subject to thorough, wide-ranging engagement and consultation with community members and groups of different characteristics such as age, interest, etc., and with other stakeholders such as landowners or developers with a local interest.
3. Adequately justify any development or improvement proposals through a place based assessment of the area;
4. Have regard to the provisions of the Local Development Plan;
5. Align with the aims and policies of and reflect the land use allocations contained in the Local Development Plan and do not propose alternative uses for these allocations which would be contrary to the Plan; and
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.

³ Community body: a Community Council (as established in part 4 of the Local Government (Scotland) Act 1973), or any other community-controlled body within the definition given in section 19 of the Community Empowerment (Scotland) Act 2015.

⁴Subject to the Council following and adhering to the formal process for adopting supplementary guidance, including taking on board any comments received during statutory consultation exercises, and any amendments which may require to be made as a result of this process.

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Community bodies may refer to the Planning Circular 1/2022: Local Place Plans for guidance on the preparation, submission and registration of LPPs. When a LPP does not meet all the criteria in policy LPP1, but meets the provisions of the Planning Act 2019 and the Local Place Plans Regulations 2021 as per criterion 6 above, the LPP will not be adopted as Supplementary Guidance to LDP2, but will nonetheless be added to the Council's LPP Register to be taken into account in the preparation of LDP3.

Policy LPP2: Development within a Local Place Plan area

Development proposals should be compatible with projects shown on any Local Place Plan adopted for the area.

Where a development proposal conflicts with a Local Place Plan, the developer should demonstrate that the extent to which the development supports the delivery of the Vision and Aims and the Spatial Strategy of the Local Development Plan and contributes to sustainable development in line with National Planning Framework 4 outweighs the aspirations of the Local Place Plan for the area. It is recommended that, in such cases, the developer explores those aspects through pre-application consultation with both the Council and the community body that prepared the LPP.

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Developers are encouraged to consider the aspirations of Local Place Plans for the area in their proposals, and where possible implement projects identified within them. Any such contribution would not form part of the assessment of planning applications, but present an opportunity for communities to share in the benefits of development in the area.

Green and Blue Network

High quality, well-linked and multi-functional open spaces can help provide a range of benefits including: general amenity; biodiversity, flood management (SUDS), community growing spaces, active travel networks and opportunities for recreation, which are vital for health and wellbeing and essential for sustainability.

The green and blue network consists of a variety of elements, from large-scale open spaces (e.g. parks), connecting corridors and links (footpaths, cycleways and waterways) right down to small-scale features (e.g. hedgerows, amenity spaces, gaps/infill spaces and landscaped elements within developments). Some of these features are protected and allocated as safeguarded open space within the Plan or through other important nature conservation designations.

The presence of all of these elements form East Ayrshire's green and blue network. The Council will promote the protection, enhancement and expansion of this network.

Green and Blue Infrastructure plays a critical role in climate change mitigation and adaptation, including reducing flood risk and erosion, and it is also central to biodiversity conservation. By protecting and promoting the enhancement of Green and Blue Infrastructure in East Ayrshire, the Plan will mitigate against the fragmentation of habitats and improve permeability and therefore movement between breeding sites. Green networks within developments provide integral ecosystem services including nature conservation, biodiversity enhancement, reversing biodiversity loss, stormwater runoff, and water management, while improving both environmental and design quality which have significant positive impacts on health and well-being while building in resilience through nature.

Green infrastructure should be an integral element of the design and layout of new development proposals, this includes landscaping, amenity and recreational open spaces, community allotments and growing spaces and Sustainable Urban Drainage Systems (SUDS).



The extension and enhancement of the green network will be supported by the Council.

LDP2 identifies priority green and open spaces which should be retained and protected from future development; as they form an integral part of the authority's green network and have been designed into existing developments, their loss will not be supported by the Council. These spaces are identified within the Settlement Maps in Volume 2.

Policy OS1: Green and Blue Infrastructure

Green and blue infrastructure is integral to placemaking and is underpinned by the qualities of successful places (see also Policy DES1).

Design Approach

Green and blue infrastructure must be appropriately designed and considered from the outset of the design process, providing **water management, access networks, habitat enhancements and open space functions**.

In order to achieve this developers should:

- Appraise the site context for green and blue infrastructure functions, undertake habitat and hydrological assessments of the site as required through pre-applications discussions, and demonstrate how these have influenced their design;
- Take opportunities to achieve multi-functionality by bringing green, and where relevant, blue, infrastructure functions together;
- Take into account how open spaces are likely to be maintained in the future; and
- Build in accordance with the Building with Nature Standards, which are a qualitative benchmark for good green infrastructure design.

The Council will require development to take a design led approach to delivering green and blue infrastructure. Opportunities for green infrastructure delivery should be incorporated as an integral part of the design of developments to enhance and link to existing open spaces/ green infrastructure and create new green infrastructure which positively contributes to the wider Central Scotland Green Network (CSGN). These spaces should not be an afterthought or a means of simply filling left over spaces on site; such outcomes will not be supported by the Council.

Pre-application engagement with the Council and relevant stakeholders

regarding what green infrastructure is appropriate for the site is welcomed and will assist the design process.

Green and Blue Infrastructure Functions

Green and blue infrastructure should result in multi-functional spaces, provide several benefits, maximising efficiency and land-uses. Green and blue infrastructure should be designed to meet the following functions:

1. Water management: *Building in climate and nature resilience*

- 1.1. Development proposals should integrate naturalised Sustainable Urban Drainage Systems (SuDS) features into the design of green infrastructure, and where they are part of open space obligations they should be safe and accessible creating an attractive and distinctive setting for new developments while building-in resilience to changing climates.

2. Habitat enhancements: *Contribute to habitat networks and habitat connectivity, safeguarding the services that the natural environment provides*

- 2.1. All development proposals should seek to conserve and enhance on-site biodiversity, and habitat networks within and adjacent to the site in order to reverse biodiversity loss.
- 2.2. Green and blue infrastructure should strengthen and create improved ecological connections and where possible expand on existing habitat networks for wildlife.
- 2.3. Native marginal planting should be integrated into landscaping.

3. Contribute to Access Network: *Enhance connectivity*

- 3.1. All development proposals should maintain and enhance the quality and connectivity of access networks, integrating active travel routes (linking work places, schools, community facilities and public transport hubs) and creating routes into green infrastructure.

3.2. Enable and provide off-road travel access through the development

4. Open Space: *Provide and enhance recreational and amenity open spaces*

4.1. The Council will require new development to meet with the public and private open space standards set out in Schedule 1 and the provisions of the Council's Design Guidance. The provision of open space/green infrastructure should be a core component of any Masterplan.

4.2. Open spaces should be designed to cater to the needs of the community and be accessible to a variety of users, regardless of age, gender or disability. Open spaces should be designed to maximise use throughout the year.

4.3. The Council will actively support the provision of allotments and community growing spaces within East Ayrshire, where there is an appropriate level of demand and this demand is not met. In accordance with the Community Empowerment (Scotland) Act 2015, the Council will keep a waiting list and take reasonable steps to identify new allotment sites if demand arises.

All development proposals should seek to protect, enhance, and where applicable, create and enlarge natural features and habitats which form East Ayrshire's green and blue network, helping to further develop the Central Scotland Green Network (CSGN).

The Council will support development proposals which seek to ensure that there will be no unacceptable adverse environmental impacts resulting in degradation, fragmentation, isolation or net loss of green and blue infrastructure, unless it can be demonstrated that the overall integrity of the network will be maintained.

Note: *The Council will produce Design Supplementary Guidance which will provide guidance for all types of development. It will set out key design principles that the Council expects developers to incorporate into their developments, including formal, informal and incidental play.*

Management and Long-term Stewardship of Green Infrastructure

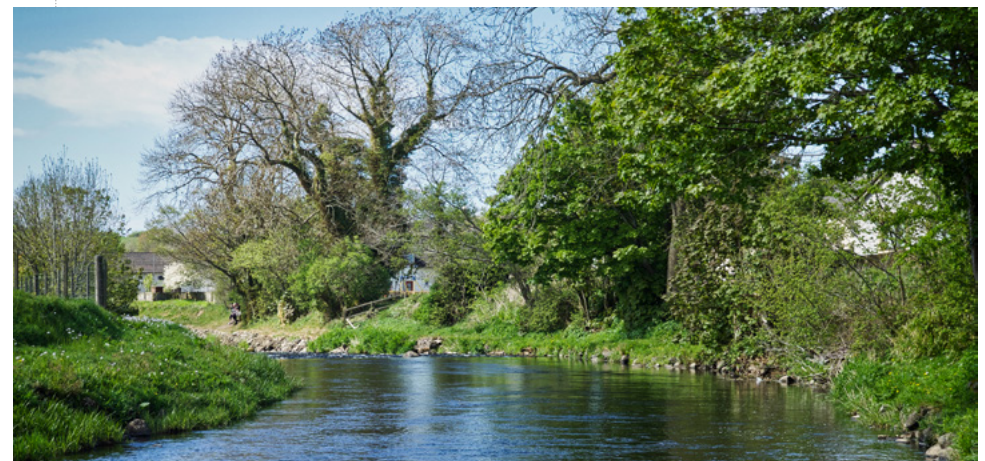
Developers should provide details of the green infrastructure functions and maintenance requirements, and the party responsible for these, and demonstrate funding arrangements for their long-term delivery to the satisfaction of the Council, in order to ensure that the quality, functionality and integrity of green infrastructure is retained.

Development proposals should provide effective management and maintenance plans wherever this is necessary.

Where appropriate, the Council will work with developers and other bodies concerning the maintenance and management of new open spaces as outlined within **PAN 65: Planning and Open Space**.

Temporary use of unused land

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.



Policy OS2: Safeguarded Open Space

Safeguarded open spaces, as identified in Volume 2 of the Plan, form a central part of East Ayrshire's green and blue infrastructure. Safeguarded open space within East Ayrshire includes:

- Public parks and gardens
- Playspaces for children
- Sports areas (e.g. golf courses and sports pitches)
- Recreational open spaces
- Amenity greenspaces
- Allotments and community growing spaces
- Civic spaces
- Green corridors

There will be a presumption against development on safeguarded open space. Development which will result in the loss of open space will only be permitted where:

- The proposal is compatible with, and sympathetic to, the sporting and recreational use of the existing site itself;
- There will be no reduction or adverse effect on the site's overall character or appearance, amenity and recreational value of the area;
- There will not be a loss of amenity or recreational open space planned as an integral part of an existing development;

- It does not result in a deficiency of open space provision in the area, or within the settlement concerned, as per the Council's Green Infrastructure Strategy;
- The area is not of significant ecological or nature conservation value;
- Connectivity within, and functionality of, the wider green network is not threatened or fragmented; and
- Existing public access routes, rights of way and core paths to the open space will be retained.

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

Note: *Amenity and recreational open spaces form an integral part of the design of any given development, as well as the wider environment. Once developments which incorporate amenity/ recreational open space received consent, the open space built on the ground will be added to and form part of the Safeguarded Open Space network automatically.*

Policy PLAY1: Play Provision

Formal, Informal and Incidental Play Provision

The Planning (Scotland) Act 2019 legislates for children's play. Opportunities should be provided in major residential developments (including smaller developments which are part of phased developments) requiring recreational space provision through Schedule 1 for publically accessible, safe, welcoming spaces for formal, informal and incidental play. Play facilities within smaller developments will also be encouraged. These play facilities should be good quality, accessible and meet the needs of different age groups and abilities in order to satisfy the need within the community. Areas of formal, informal and incidental play provision will be included within calculations of recreational open space requirements.

New, replacement or improved play provision should, as far as possible and as appropriate:

- provide stimulating environments;
- be inclusive;
- be suitable for different ages of children and young people;
- be easily and safely accessible by children and young people independently, including those with a disability;
- incorporate trees and/or other forms of greenery;
- form an integral part of the surrounding neighbourhood;
- be well overlooked for passive surveillance; and
- be linked directly to other open spaces and play areas



Development proposals that include new streets and public realm should incorporate the principles of Designing Streets and inclusive design to enable children and young people to play and move around safely and independently; maximizing the opportunities for informal and incidental play in the neighbourhood.

In exceptional circumstances, the Council may consider developers contributing to the upgrading of existing facilities where they are situated adjacent to the site and where colocation is deemed suitable.

Design Supplementary Guidance will support Policy PLAY1 by providing greater detail for developers on play design and requirements.

PROP7: Play Sufficiency Assessment

The Council will undertake a Play Sufficiency Assessment in the lifetime of LDP2 which will inform the evidence base for LDP3.

Policy PLAY2: Loss of Play Equipment and Outdoor Sports Facilities

The Council will not support development proposals that result in the quantitative and/or qualitative loss of children's outdoor play provision, unless it can be demonstrated that there is no ongoing or future demand or it is replaced by a newly created, better-quality, more appropriate provision. Anti-social behaviour will not be considered a valid reason for the removal of equipment.

Development proposals will not be supported where they result in the loss of outdoor sports facilities, unless the proposal:

- is ancillary to the principal use of the site as an outdoor sports facility; or
- involves only a minor part of the facility and would not affect its use; or
- meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location should be convenient for users and the overall playing capacity of the area should be maintained; or
- can demonstrate, in consultation with SportScotland, where appropriate, that there is a clear excess of provision to meet current and anticipated demand in the area and that the site would be developed without detriment to the overall quality of provision.



4.2 Place and Environment – Historic Environment

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Our rich and varied built heritage and the natural beauty of our rural area gives East Ayrshire its unique sense of identity. The Plan promotes development of these assets and their surroundings in a sustainable manner and protects those most sensitive features from inappropriate development. This section links closely to, and should be read in conjunction with, the placemaking and green infrastructure sections of the Plan.

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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.

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When a development proposal could potentially have significant impact on historic assets or places, a more detailed assessment might be required to fully understand the impact of proposals. Development proposals should also be informed by Historic Environment Scotland's Managing Change Guidance Notes.

Policy HE1: Listed Buildings

Preservation, re-use and adaptation

The Council will support the retention and preservation of all listed buildings, as well as the re-use and adaptation of listed buildings to meet modern requirements where this can be achieved in a manner sensitive to the character of the building.

New development and alterations

Development proposals that affect a listed building, its curtilage or its setting, including through restoration, alteration and adaptation, will only be supported by the Council where it can be demonstrated that this is sensitive to the character, appearance and architectural or historic interest of the building and its setting. Proposals should be consistent with the Council's Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Demolition

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

- (i) the building is no longer of special interest; or
- (ii) the building is incapable of repair; or
- (iii) the demolition of the building is essential to delivering significant benefits to inclusive economic growth or the wider community; or
- (iv) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential purchasers for a reasonable period.

Policy HE2: Conservation Areas

New development and alterations

Development within a Conservation Area or affecting its setting should:

- (i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and
- (ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Development proposals should ensure that existing natural and built features which contribute to the character of the conservation area and/or its setting are retained i.e. structures, boundary walls, railings, trees and hedges.

Demolition

There will be a presumption in favour of the retention of buildings that positively contribute to the character and appearance of a Conservation Area, and any proposal for demolition should demonstrate that positive attempts have been made to achieve retention, restoration and sympathetic conversion to a compatible use. Any demolition will only be supported where there is a planning application for a replacement building that preserves or enhances the character and appearance of the conservation area or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

Conservation Area Appraisals have been prepared including Catrine, Cumnock, Galston, Mauchline, Dalmellington, Waterside (Doon Valley) and Piersland Park Kilmarnock Conservation Areas, and form non-statutory guidance to this Plan. A Conservation Area Management Plan has also been prepared for Bank Street/John Finnie Street Conservation Area in Kilmarnock.

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Policy HE3: Scheduled Monuments, Historic Battlefields and other Archaeological and Historic Environment assets

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. When exceptional circumstances have been satisfactorily demonstrated, impacts on the Scheduled Monument or its setting should be minimised and mitigated.

The Council will seek to protect, conserve and, where appropriate, enhance key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields.

Other archaeological resources should be preserved in situ wherever possible. The developer may be required to supply an archaeological

evaluation report prior to the determination of a planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication in advance of development. When archaeological discoveries are made in the course of development works, they should be reported to the Council to enable discussion on appropriate inspection, recording and mitigation measures.

Development proposals that seek to repair, enhance and bring back into beneficial use historic environment assets identified as being at risk, i.e. through the Buildings At Risk Register, will be supported.

The Council will seek to preserve and protect as far as possible other non-designated historic environment assets and areas of historic interest that do not have statutory protection but that are nonetheless of important heritage value. Any impacts on these historic assets should be avoided, and where this is not possible, minimised.



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Where a proposal will have a direct impact on a scheduled monument, the written consent of Scottish Ministers via the Scheduled Monument Consent process is required. There is currently one inventoried Historic Battlefield within East Ayrshire, the site of the Battle of Loudoun Hill (1307).

Policy HE4: Gardens and Designed Landscapes

Gardens and Designed Landscapes are an important element of East Ayrshire's historic environment, offering significant opportunities for recreation, education, employment and tourism. Sites of national importance included in the National Inventory, and Non-Inventory sites of local importance are protected and their enhancement encouraged.

Development will not be supported where it will have significant adverse impacts upon the special historical, architectural and landscape interest of both Inventory and Non-Inventory Gardens and Designed Landscapes including:

- (i) overarching design quality;
- (ii) historical value
- (iii) horticultural, arboricultural or silvicultural value;
- (iv) scenic value;
- (v) natural heritage interest;
- (vi) architectural value; and
- (vii) archaeological interest

The Council will also have regards to the following aspects of both Inventory and Non-Inventory Gardens and Designed Landscapes:

- (a) important views and approaches to, from and within the landscape;
- (b) features that contribute to its value that justify its designation or special interest; and
- (c) wider setting

Where a proposed development will impact on any Garden and Designed Landscape, applicants will be expected to provide a landscape conservation and management plan, commensurate to the scale of the development,



setting out an understanding of the special interest of the site in detail, identifying conservation needs, and identifying how change can best be accommodated without unacceptable adverse impacts. Proposals should be accompanied by a suitably detailed heritage impact assessment.

East Ayrshire's Gardens and Designed Landscapes Non-Statutory Planning Guidance provides important contextual information with regards to the value of Inventory and Non-Inventory Gardens and Designed Landscapes in East Ayrshire and will assist applicants in addressing points (i) to (iv) in supporting documentation provided alongside any application.

The consideration of the requirements and principles set out within the guidance in an application will be a material consideration in the assessment of any application to which this policy applies.

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Enabling development

Enabling development is an established planning tool, supported by NPF4, which supports development which may not normally be acceptable, if it can be proven essential to the rescue and restoration of a listed building. Finance raised through the enabling development, normally residential development, is used to fund the works to the listed building. In East Ayrshire, there have been several instances where enabling development has successfully brought back into use important listed buildings which otherwise would have been lost.

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Enabling development is supported by the Plan where it meets Policy HE5 below.

Policy HE5: Enabling Development

Proposals for enabling development to support the restoration of listed buildings will be supported where it can be demonstrated that:

- The requirement for enabling development has been properly quantified to prove that an overall conservation deficit exists, and what this deficit is.
- The enabling development is the only means of preventing the loss of the listed building and securing its long term future;
- The level of enabling development proposed is the minimum required to bridge any gap in funding; and
- The enabling development can be sensitively sited and designed to ensure the character and setting of the listed building is preserved and enhanced.

Enabling development may be supported to preserve other heritage assets, when it can be demonstrated that it is in the public interest to retain the asset and it can be demonstrated that the proposal complies with the criteria listed above.

In all cases, proposals for enabling development will require to be accompanied by a detailed business plan and financial information, to demonstrate how the enabling development will fund the heritage asset. The timeline of works, if extended, should take into account inflation etc. The Council will appoint an independent specialist to assist in examining the viability of proposals.

A phasing plan should ensure that the restoration will begin prior to the commencement of any aspect of the enabling development on site. A planning obligation to control the phasing of works across the overall development will be required.

4.3. Place and Environment – Natural Environment

Protecting and enhancing both the natural and built environment while improving climate resilience

147 East Ayrshire benefits from a diverse environment, with its wide breadth of natural and built heritage features helping to shape the character and culture of the area. East Ayrshire's environment and landscape are important assets providing employment opportunities, furnishing recreation opportunities and encouraging a diverse economy. By protecting and enhancing our environment in an effective and meaningful way, we are better able to create successful places which, in turn, attract investment, new visitors, and contribute significantly to the quality of life for local residents. By protecting and enhancing our environment, the Plan promotes environmental resilience, prosperity and the co-benefits of flood mitigation and climate adaptation. The Council will promote, respect, protect and enhance the environment of East Ayrshire in order to aid in tackling the twin global crises: climate change and the nature crisis (biodiversity loss).

148 This section sets out the Council's key policies for protecting our habitats, biodiversity, landscape, and water environment. A map detailing nature conservation designations (with the exception of Local Nature Conservation Sites can be found in Volume 2. A map detailing the location of Local Nature Conservation Sites can be viewed within the Non-Statutory Planning Guidance document.

Landscape

149 The quality and diverse nature of East Ayrshire's landscapes is an important asset to the Local Authority area, in terms of a resource for tourism and recreation and the associated economic development. It is also a critical element in defining a sense of place for local communities within the landscape and contributes to the quality of life for local residents.



The Council will support development that protects and/or enhances our landscape character. Developments should avoid unacceptable adverse impacts on both East Ayrshire's designated and non-designated landscape areas and associated features.

Policy NE1: Protecting and Enhancing Landscape and Features

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

- (i) Development proposals are sited and designed to respect the nature and landscape character of the area and to minimise visual impact. Particular attention will be paid to size, scale, layout, materials, design, finish, lighting and colour.
- (ii) Where visual impacts are unavoidable, development proposals should include adequate mitigation measures to minimise adverse impacts on the landscape.
- (iii) Particular features that contribute to the value, quality and character of the landscape are conserved and enhanced, where applicable or feasible to the development. Development that would result in the loss of valuable landscape features, to such an extent that character and value of the landscape are unacceptably diminished, will not be supported. Such landscape features include:
 - a. Settings of settlements and buildings within the landscape;
 - b. Skylines, distinctive landform features, landmark hills and prominent views;
 - c. Woodlands, shelter belts, hedgerows and trees (especially ancient and veteran trees of high nature conservation and landscape value);

d. Field patterns and means of enclosure, such as dry stone dykes;

e. Burns, rivers, lochs and other water features; and

f. Public rights of way and footpaths.

The Council will not support development that would create unacceptable visual intrusion or irreparable damage to landscape character.

Mitigation

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.

Landscape and Visual Impact Assessment

Dependent on the likely magnitude of landscape impact, the Council may require proposals to be accompanied by a Landscape and Visual Impact Assessment (LVIA), which demonstrates clearly the level of impact the proposal will have on the landscape. The level of detail submitted should be commensurate with the scale of the application. The LVIA should also include a cumulative impact assessment, which must take account of all relevant development types, taking a broader approach than focusing on the site alone.

The Council will not support proposals where there will be an unacceptable cumulative landscape and/or visual impact.



Wild Land

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.

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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 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.

Policy NE2: Development Impacts on Areas of Wild Land

East Ayrshire Council will only support development proposals in the Merrick Wild Land Area where the proposal:

- 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.

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.

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Policy NE2 adheres to the principles set out within National Planning Framework 4 (NPF4), Policy 4: Natural Places, where relevant and applicable to the context and setting of East Ayrshire's Wild Land.

Local Landscape Areas

East Ayrshire's Local Landscape Areas are areas in which the character and quality of the landscape makes them particularly sensitive to new development. The Local Landscape Areas of (i) the River Ayr Valley; (ii) the Uplands and Moorlands; (iii) and the Doon Valley are each recognised as special landscapes with interesting and valuable landscape features. By identifying these areas as Local Landscape Areas, the Plan recognises their importance to East Ayrshire and gives priority to safeguarding and enhancing these special areas. The Plan will ensure that sufficient consideration is given to the landscape in the preparation of and determination of development proposals.

Policy NE3: Local Landscape Area

Within the Local Landscape Areas shown on the Rural Area Map, the Council will give priority to the protection and enhancement of the landscape, in its consideration of development proposals.

All proposals within the Local Landscape Area must be designed to take account of the landscape qualities of the area and seek to avoid adverse impacts where possible. Where not possible, and where there are significant social, environmental or economic benefits of local importance which can be demonstrated and justified, measures should be taken to reduce or lastly mitigate against any potential adverse impacts.

The Council will not support proposals that have unacceptable impacts on the character and visual amenity of the Local Landscape Areas and on the qualities that make them special.

Statutory guidance will support policy NE3 by providing greater detail on the character and qualities of the Local Landscape Areas

Nature Conservation, Biodiversity and Geodiversity

Biodiversity is defined as the variety of all living things on earth, including the diversity within a species and different species. Greater levels of biodiversity help to ensure the natural sustainability of all life, and play a central role in time of global climate change. Under the Nature Conservation (Scotland) Act 2004, public bodies have a duty to conserve biodiversity. This Plan seeks to facilitate biodiversity enhancement, nature recovery and nature restoration across East Ayrshire.

The Council will not support development which would have an unacceptable impact on nature and biodiversity. Adverse effects on species and habitats should be avoided with mitigation measures outlined within development proposals.

Policy NE4: Nature Crisis

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. Proposals must accord with the principles set out within **Policies DES1** and **OS1**.

Mitigation

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.

Measures to enhance biodiversity will be anticipated to be proportionate to the nature and scale of the development proposal.

Nature-Based Solutions

Development proposals which integrate nature-based solutions and deliver positive effects for biodiversity will be supported by the Council.

National or Major Development or Development that requires an Environmental Impact Assessment

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.

Development proposals should:

- (i) Be based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- (ii) Wherever feasible, integrate and make best use of nature-based solutions, demonstrating how this has been achieved;
- (iii) Be supported by an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy (see glossary) prior to identifying enhancements; and
- (iv) Provide significant biodiversity enhancements, in addition to any proposed mitigation. Biodiversity enhancements should include supporting nature networks, linking to and strengthening habitat connectivity within and beyond the development. Biodiversity enhancements should be secured within a reasonable timescale and with reasonable certainty. They should include management arrangements for their long-term retention and monitoring, wherever appropriate.
- (v) Consider local community benefits of the biodiversity and/or nature networks

Bog and Peatland Enhancement

The East Ayrshire Coalfield Environment Initiative (CEI) and partners have been working to improve bog habitats in East Ayrshire since 2013 and have delivered 531 hectares of bog enhancement work across the following seven sites:

- Airds Moss (part of Muirkirk and Lowther Uplands SPA; RSPB Reserve; SSSI)
- Dalmellington Moss (SSSI & SWT Reserve)
- Tappethill Moss (west of Dalgig)
- Shiel Farm (Airds Moss west and part of Muirkirk and Lowther Uplands SPA and Airds Moss SAC)
- Low Moss (adjacent to Duncanziemere surface coal site, provisional wildlife site)
- Common Farm (three bog units in private farm holding near Auchinleck)
- Glaisnock Moss

There is the potential for future peatland enhancement work at a number of other sites throughout East Ayrshire, such as at Sorn Estate, Dumfries Estate, Barlosh Moss and Martyrs Moss. The CEI commenced a new project called 'Nature Network Legacy' in April 2018 with the aim of restoring new sites whilst working with local land managers and other projects (e.g. RSPB Cooperating Across Borders for Biodiversity project) to facilitate further peatland restoration across an ecologically connected network of sites. Figure 13 shows potential peatland enhancement sites. Designated sites refer to sites with an environmental designation – such as a SSSI.



Policy NE5: Protection of Areas of Nature Conservation Interest

Development should aim to protect and enhance nature and biodiversity. Positive contributions can be achieved through appropriate siting and design, in order to minimise any adverse impacts on habitats, network connectivity and species; individually or cumulatively.

In order to ensure that areas of nature conservation interest are adequately protected from any direct or indirect adverse impacts from development:

- (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

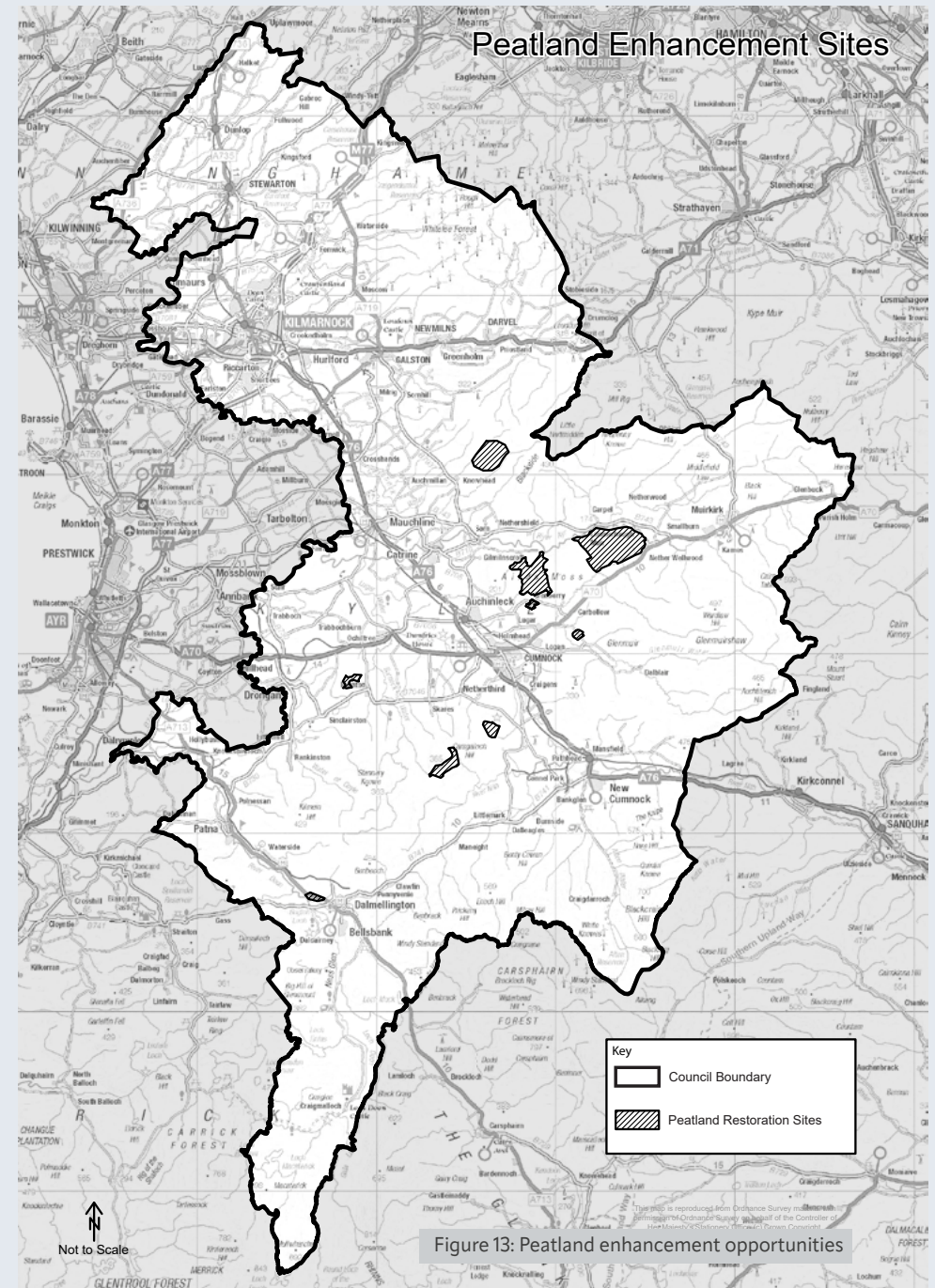


Figure 13: Peatland enhancement opportunities

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:

- It has been demonstrated that there are no alternative solutions;
- There are reasons of over-riding public interest, including social and economic; and
- Compensatory measures are taken to ensure that the overall coherence of the European sites network is protected.

(ii) Any development affecting sites of **national importance** for biodiversity and geodiversity, such as a Site of Special Scientific Interest (SSSI) will only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated or where any significant adverse effects on the qualities for which it is designated are clearly outweighed by social, environmental or economic benefits of national importance.

(iii) 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 Sites and Local Nature Reserves) 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. All sites of recognised nature conservation value will be safeguarded wherever possible. Development will only be permitted on such sites where appropriate measures will be put in place to conserve and manage, as far as possible, the site's biological and geological interest and to provide for replacement habitats, species and features where damage is unavoidable, 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.

(iv) The effective management and conservation of existing landscape features which are of major importance for wild fauna and flora, including linear features such as rivers and existing field boundaries, and other features such as ponds and small woods and hedgerows which are essential for migration, dispersal and exchange of wild species, will be achieved. Cognisance should be given to the Central Scotland Green Network habitats and hotspots mapping.

The Council will apply 'the precautionary principle' where the impacts of a proposed development on an internationally or nationally significant natural heritage resource are uncertain but there is sound evidence indicating that significant irreversible damage could occur. If there is any likelihood of damage, modifications to the proposal to eliminate the risk of such damage should be considered and integrated into the design. If there is uncertainty, research, surveys or assessments to remove or reduce uncertainty should be undertaken.

159

The Council may require development proposals to submit a comprehensive Phase 1 Habitat Survey. A Phase 1 Habitat Survey is an industry standard environmental audit of a given site. It is a baseline system of mapping and classifying habitats. This will enable the effective assessment and consideration of the potential impacts that developments may have on our habitats and wildlife by the Council. The requirement for a Phase 1 Habitat Survey is not limited to Major Developments, and may be requested for smaller scale developments, dependent on the context of the site.

160

The Nature Conservation Sites Map in Volume 2 of the plan shows the location of Special Protection Areas, Special Areas of Conservation, 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.

Policy NE6: Vulnerable, Threatened and Protected Species

Biodiversity Action Plan

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.

Where there is likely to be an adverse impact on biodiversity, an **ecological appraisal** will be required. This appraisal must identify potential impacts to all biodiversity assets (international, national and locally important) within or adjacent to the proposed site, providing detail on how detrimental impacts will be avoided, minimised, or if this is not possible, methods of mitigation which will provide opportunities for biodiversity enhancement, where applicable, in line with the mitigation hierarchy (see glossary).

Protected Species

The Council will not support development which would have an unacceptable adverse impact on protected species, as follows:

- (i) European Protected Species (See Schedules 2 & 4 of the Habitats Regulations 1994 (As Amended) for definition);
- (ii) Birds, Animals and Plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (As Amended);
- (iii) Badgers as per section 10 of the Protection of Badgers Act 1992; and
- (iv) Species detailed within the Scottish Biodiversity List (SBL) which includes, protected and threatened species, as well as species where conservation action is needed, where negative impacts should be avoided and watching brief only.

Planning permission will only be permitted where proposals meet the relevant statutory tests and where a consultation response from NatureScot concludes that a species license is likely to be granted.



If there is evidence that protected species may be affected by a development, steps must be taken to establish their presence. The planning and design of any development which has the potential to impact on a protected species will require to take into account the level of protection afforded by legislation and any impacts must be fully considered prior to the submission of any planning application. Planning permission will not be granted for developments that would be likely to have an adverse effect on protected species.

Threatened and Vulnerable Wildlife

The Council will not support development which would have an unacceptable adverse impact on critically endangered, endangered, vulnerable, or near-threatened species.

Invasive Non-Native Species

The Council will at all times seek to protect indigenous species. Where there are invasive non-native species present on a development site, or where planting is planned as part of the proposed development, developers should take account of legislative provisions relating to non-native species.

Policy NE7: Geodiversity and Geological Interest

The Council will consider the geodiversity impact of development proposals. Development that could have an adverse impact on East Ayrshire's Regionally Important Geological Sites or Geological Conservation Review Sites will not be supported by the Council unless:

- The public benefits of the proposed development at a local or national level evidently outweighs the geodiversity value of the site in question; and
- Appropriate mitigation measures have been incorporated into the siting, design and scale of the development in order to minimise the adverse impacts experienced. Should any rock exposures be resultant, where possible, these should be considered for their potential as an educational resource. A visual record should be obtained prior to any loss.

The Council seeks to conserve and protect areas of geological interest. Development which adversely impacts upon geological features of interest will not be supported by the Council unless it is required in respect of health and safety. If development is required on areas adjacent to geological features of interest, development proposals should be accompanied by supporting documentation showing how the geological features will be protected and if possible, made accessible as an educational and/or tourist resource.



Trees, Woodland, Forestry and Hedgerows

- 161 Woodland, trees and hedgerows make an important and invaluable contribution to our local biodiversity, creating habitat corridors and constituting essential characteristics of the landscape of East Ayrshire. The Council recognise the value of protecting features of the natural environment, such as trees, woodland and hedgerows.
- 162 Trees and woodlands are an important local natural heritage resource. Ancient semi-natural woodland is an irreplaceable resource which the Plan protects from the potentially adverse effects of inappropriate development.
- 163 Within East Ayrshire, a number of individual and group trees of merit are protected by Tree Preservation Orders (TPOs). We recognise the value of protecting important trees and will continue to identify and protect them through these orders, especially where development may threaten them.

Policy NE8: Trees, Woodland, Forestry and Hedgerows

Within settlements and rural areas, there will be a presumption against the loss of:

- 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

Proposals which are likely to have an adverse impact on the ecological condition of these assets will not be supported by the Council. 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).

Development proposals will not be supported where they conflict with a restocking direction, remedial notice or registered notice to comply issued by Scottish Forestry.

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.

Where removal can be fully justified, compensatory planting and mitigation will be required to the satisfaction of the Council and Forestry and Land Scotland and in line with the provisions of **The Ayrshire and Arran Forestry & Woodland Strategy**. The Scottish Government's **Control of Woodland Removal Policy** will also be taken into account where relevant.

The Ayrshire and Arran Forestry and Woodland Strategy forms non-statutory guidance which supports Policy NE8 by providing detailed guidance on the most appropriate tree species and locations for woodland removal and creation to ensure that a net gain is achieved.



Promotion of Woodland Creation and Forestry

The Council recognises the benefits that a strategic approach to woodland creation can have, and the important yet dynamic part they play in our landscape. Woodland creation provides an opportunity for the reuse of derelict land. On a strategic scale, woodland can provide a valuable resource for recreation and access, foster new and connect existing habitats and wildlife corridors, and contribute to sustainable flood management and climate change adaption.

For the purposes of this development plan, 'woodland' refers to areas of land, over 0.25 hectares in area, where trees are growing. 'Forest' refers to large-scale planted woodlands managed for timber production.

Policy NE9: Woodland Creation

Development proposals within an area of existing woodland or land identified within the **Ayrshire and Arran Forestry and Woodland Strategy** therein deemed suitable for woodland creation should enhance and expand woodland onsite by integrating it into design in order to meet national targets set within **Scotland's Forestry Strategy (2019-2029)**.

The Council will support developments that propose to enhance, expand and improve woodland to deliver benefits such as:

- carbon sequestration;
- improving air quality;
- enhancing energy efficiency;
- providing shelter and shade;
- providing opportunities for woodland play and recreation;
- improving biodiversity;
- helping prevent flooding; and
- other ecosystem services.

The creation of new woodland should take into consideration its individual and cumulative impacts on landscape character.

166 Resulting woodland areas must be effectively and sustainably managed in order to protect East Ayrshire's carbon sink and support our objectives of a low-carbon economy.

167

Proposals for woodland and forestry creation must adhere to the objectives and principles set within:

- Scotland's Forestry Strategy (2019-2029)
- Ayrshire and Arran Forestry and Woodland Strategy
- The UK Forestry Standard (2017) by Forestry Commission
- The Right Tree in the Right Place (2010) by Scottish Government
- Control of Woodland Removal by Scottish Government
- Climate Change Plan 2018-2032: Securing Green Recovery on a Path to Net Zero by Scottish Government
- East Ayrshire Climate Change Strategy (2021)

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This policy supports national objectives to increase planting in order to reach annual woodland creation targets of up to 18,000 hectares of woodland planting per year by 2024/2025. The creation of woodland and forestry will also contribute to and help meet statutory climate change targets, reducing greenhouse-gas emissions (GHG) and increasing carbon storage in line with the targets set within the Climate Change Plan 2018-2023.



Agricultural Land

Prime-quality agricultural land is seen as a limited resource of national value. The Plan therefore safeguards prime-quality agricultural land from development, unless the development can be justified. A Soils Map detailing areas of prime quality agricultural land and good quality, locally important agricultural land can be found in Volume 2.

Policy NE10: Protection of Agricultural Land

The Council will seek to ensure that 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.

Development proposals on prime or locally important agricultural land will not be permitted unless it is for one or more of the following purposes:

- Land allocated for development in this plan
- Small-scale development directly related to a rural and/or agricultural business, including housing to enable essential workers for the business to live on site
- 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.

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.

Peatland and Carbon Rich Soils

Peat contained in wetlands is a major carbon store. Bogs are wetland habitats that contain peat soils which provide essential ecosystem services, such as carbon storage and natural flood management, and are important for wildlife. Carbon-rich soils and peatland areas provide multiple benefits for humans and nature, for example by providing climate change adaptation, supporting biodiversity and delivering good water quality. In general terms, healthy peatlands act as a sink for greenhouse gases, while degraded peatlands can act as a large source of carbon dioxide emissions. Peatland habitats and carbon-rich soils therefore have significant climate resilience implications.

Policy NE11: Soils

Development proposals on undeveloped land must be designed to:

- 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.

Proposed development on peatland, carbon rich soils and priority peatland habitat

In recognition of the role of peatland soils as valuable carbon stores or "sinks", the Council will seek to minimise adverse impacts from development on such soils, including by the release of CO₂ to the atmosphere. 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.

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::

- 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.

Minimising Disturbance to soils

Where development is proposed on peat and other carbon-rich soils, a detailed site-specific survey of peatland habitats is required which identifies:

- 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.

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.

Where an assessment identifies peat on site, a peat management plan will be required. This must show:

- 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.

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.

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.

Commercial peat extraction

Development proposals for new commercial peat extraction will only be supported where:

- 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.

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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.

172

Non-statutory planning guidance relating to peatland and carbon rich soils has been prepared and will support the above policy by providing more detailed guidance in relation to what information should be submitted and how to assess any potential impacts on peat.

173

A map detailing Class 1, 2 or 5 areas of carbon rich soils can be found in Volume 2.



Environmental Protection

The Council recognises the importance of natural assets in the assessment of development proposals. The Council will at all times, seek to protect and enhance the environment, including water, soil and air quality and aim to reduce light and noise pollution.

Protecting the Water Environment and Resources

Rivers, lochs and other water resources are important ecological features which have many benefits. In line with the Water Framework Directive, together with the River Basin Management Plan for the Scotland River Basin District 2015-2027, the Council will give priority to maintaining and improving the quality of all water bodies and associated physical and natural attributes. There will be a presumption against any development that will have an adverse impact on the water environment in terms of pollution as well as ecological value of our water habitats.

The use of a private sewerage system will require approval from SEPA.

Pollution

Air, light and noise pollution can have serious effects on well-being and health. Rather than trying to lessen these effects after a development has taken place, the Plan presumes against developments which will likely incur such problems.

Policy NE12: Water, air, light and noise pollution

Water Environment and Resources

In line with the Water Framework Directive (2000/60/EC), the Council will give priority to maintaining and improving the quality of all water bodies and ground water. The Council will not be supportive of any proposals which would disrupt or otherwise adversely impact on water catchment areas, principle water courses and their tributaries or other major water resources such as lochs and reservoirs throughout East Ayrshire. There

will be a presumption against any development that will have an adverse impact on the water environment in terms of pollution levels and the ecological value of water habitats. Developments must not harm the biodiversity of the water environment.

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

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

Where it is considered that a development may impact on water resources, the Council will not be supportive of the proposal unless:

- (i) Adequate mitigation measures can be implemented, to the satisfaction of the Council and SEPA, to prevent any pollution of the water resource concerned;
- (ii) Any changes to the levels of surface and ground water, changes to river flows, and the changes to water quality can be demonstrated not to have an unacceptable adverse impact on natural habitats, water abstraction schemes or to give rise to an unacceptable increase in flood risk.

In terms of restoration and the water environment:

- There will be a presumption against the creation of deep waterbodies on sites where previously there were none;

- Wetland habitat will be supported in restoration proposals. Such proposals will seek to protect and enhance wetland habitats;
- Use for water bodies which include the introduction of non-native species shall not be permitted where there is connectivity to other water courses;
- Existing water bodies will require to be effectively managed, particularly in terms of water level and water quality; and
- The restoration of water environments to original catchment areas will be supported.

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

An assessment of the impact of development on private water supplies may be necessary if the development is likely to affect any part of the source, pathway or receptor.

Where the development is likely to impact on other private water supplies, developers will be required, in consultation with Scottish Water and East Ayrshire Council's Environmental Health division, to identify all sources of private water supply and any mitigation measures should be comprehensively detailed and be implemented where necessary. This may include sourcing an alternative supply.

Air

All developers will be required to ensure that proposals have minimal adverse impact on air quality and should have regard to the mitigation hierarchy to address any impacts of their development. Air quality assessments will be required for any proposed development which the Council considers may significantly impact upon air quality, either on its

own or cumulatively. Development that will have a significant adverse impact on air quality will not be supported.

Light

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

Noise

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

Policy NE13: Contaminated Land

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

05

Communities and Housing

5.1. Communities and Housing - Housing

- 178 This section sets out the Council's key policies for the development of residential dwellings and sites for Gypsy/Travellers and Travelling Showpeople. Access to high quality residential accommodation is crucial if East Ayrshire is to be a successful, sustainable and healthy place. The LDP takes a design-led approach to development, and the Plan's housing policies and supplementary guidance promote the construction of new homes in the right place, to a high standard and in accordance with the overall aims of the LDP.
- 179 Housing accounts for the majority of new build development in East Ayrshire and a generous variety of appropriately located housing sites to meet varying needs and demands are allocated in the LDP. These range from brownfield sites close to town centres to undeveloped sites on the edge of settlements. Each allocated site is situated in a location best placed to accommodate sustainable growth and make the most of existing infrastructure.
- 180 An affordable housing policy sets out the proportion of affordable housing that will be sought on certain sites identified in the plan. Within the Kilmarnock & Loudoun area the amount is 25% of developments of 30 or more units. A higher requirement may be sought in certain cases where it is justified by evidence of need. This is in line with Scottish Government guidance and the requirements of NPF4. A range of sites within which the development of affordable homes will specifically be sought have been allocated and are set out in Volume 2 of the LDP.
- 181 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.



182

The policy framework for housing in the countryside recognises the economic benefits that house building can bring to rural areas but also carefully manages those more pressured rural areas to avoid sporadic residential development. In the northern part of the authority, ease of access to Kilmarnock, Glasgow and other destinations means that pressure for rural housing from commuters is felt more keenly than in other parts of East Ayrshire. These areas have therefore been designated as the Rural Protection Area (RPA). Within the southern half of East Ayrshire, however, less pressure for rural housing is felt. These areas have consequently been designated as the Rural Diversification Area (RDA) which means that a wider range of rural housing is acceptable to the Council.

183

All new residential developments must contribute positively to the principles of good placemaking as set out in overarching policy SS2, the Placemaking aims of NPF4, LDP Policy DES1, the Scottish Government policy statement Designing Streets and the Council's Design Supplementary Guidance. Masterplans and/or design statements will be required for those sites as indicated in Volume 2 of the LDP.

184

If applicable, new housing proposals must meet with the requirements of Policy SS2 by implementing the mitigation measures set out in the Environmental Report accompanying this LDP.

185

All allocated sites have been assessed for their suitability for development in terms of flood risk, access, travel, schools, marketability, the ability of the landscape to accommodate development and a range of other factors.

LDP2 Volume 2: Settlement Maps details specific requirements for individual sites.

Minimum All Tenure Housing Land Requirement

The Minimum All Tenure Housing Land Requirement (MATHLR) represents the minimum capacity of housing land that a Planning Authority must allocate for residential development during the Local Development Plan period.

A MATHLR of 4050 dwellings has been established for East Ayrshire as a whole. The Council estimates that 2640 dwellings of this would constitute market housing and 1410 affordable housing; a ratio of 35% affordable homes to 65% market homes. The 10 year MATHLR, the total indicative allocated capacity and the surplus or capacity above the MATHLR for each Sub-Housing Market Area and for East Ayrshire as a whole is as follows:

Table 2: MATHLR for East Ayrshire and for each Sub-Housing Market Area by tenure.

Area/Figure	MATHLR	Allocated capacity ⁵	Surplus
Cumnock	630	931	301
Doon Valley	90	187	97
Kilmarnock & Loudoun	3330	5027	1697
East Ayrshire	4050	6145	2095

To ensure that housing land supply is sufficiently generous to allow for any unforeseen problems in the delivery of sites, additional residential capacity has been allocated above the MATHLR. This 52% addition achieves a total indicative housing land supply within allocated sites capable of accommodating development of 6145 units.

A housing land pipeline has been established to support the achievement of the MATHLR. Sites allocated for residential purposes in the LDP have been divided into Short Term, Medium Term, and Longer Term delivery (Schedule 3). Determination of timescales for the delivery of allocated housing sites during the Plan period has been informed by programming from the 2021 Housing Land Audit⁶, proximity to existing services and infrastructure, transport connections and other factors.

It is intended that the division of allocated sites into Short Term, Medium Term, and Longer Term delivery will provide certainty and clarity to communities, particularly where a number of sites may be allocated in close proximity to one another.

A number of locations that may be suitable for new homes beyond the plan period subject to further detailed examination have also been identified. These are defined as Future Growth sites in East Ayrshire LDP2 Volume 2 and in Schedule 3.

Further information about the MATHLR is set out in the LDP2: Housing Technical Paper.

⁵Indicative capacity as detailed in Vol 2. ⁶Agreed with Homes for Scotland on 10/02/2022.

Cumnock Sub Housing Market Area

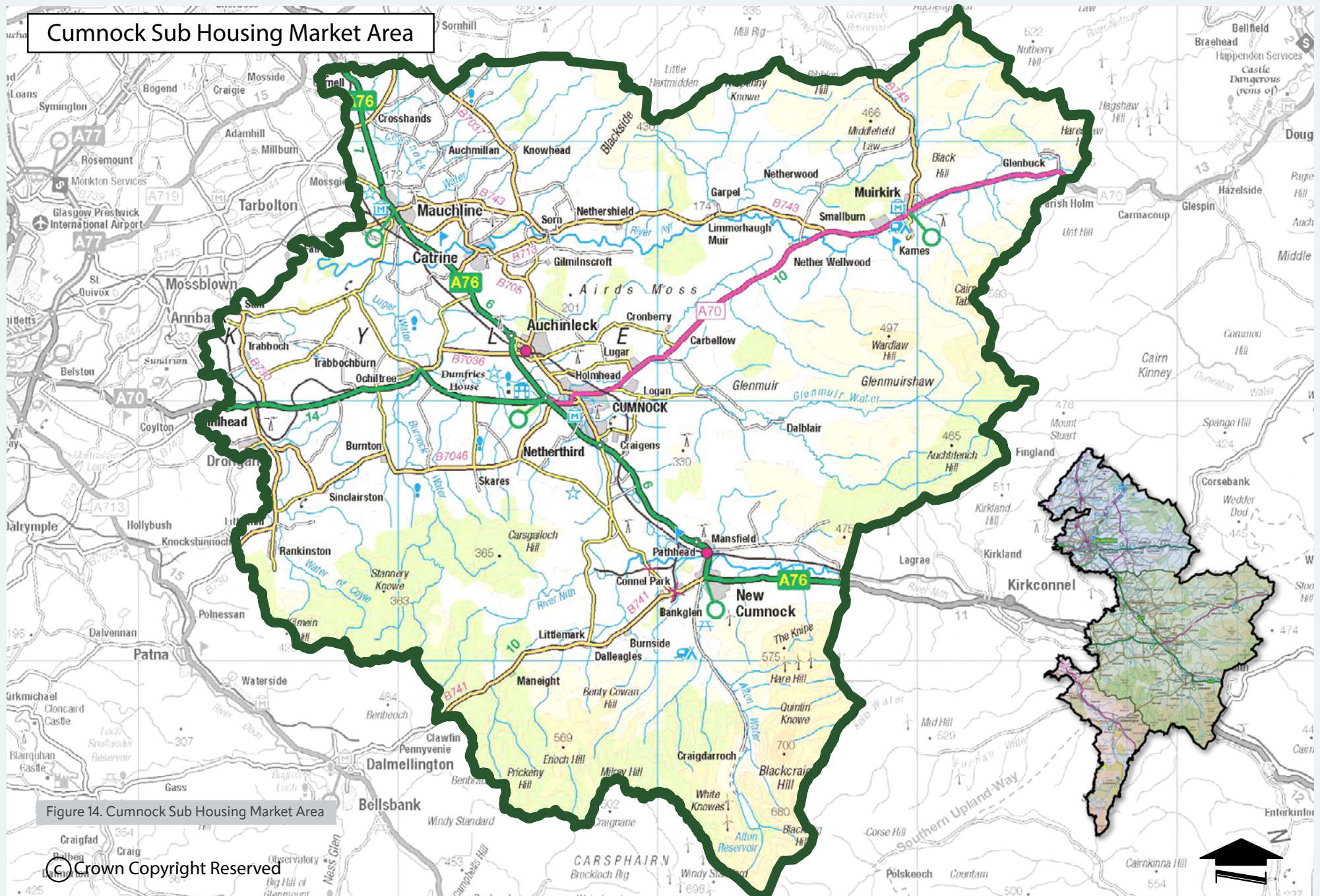


Figure 14. Cumnock Sub Housing Market Area

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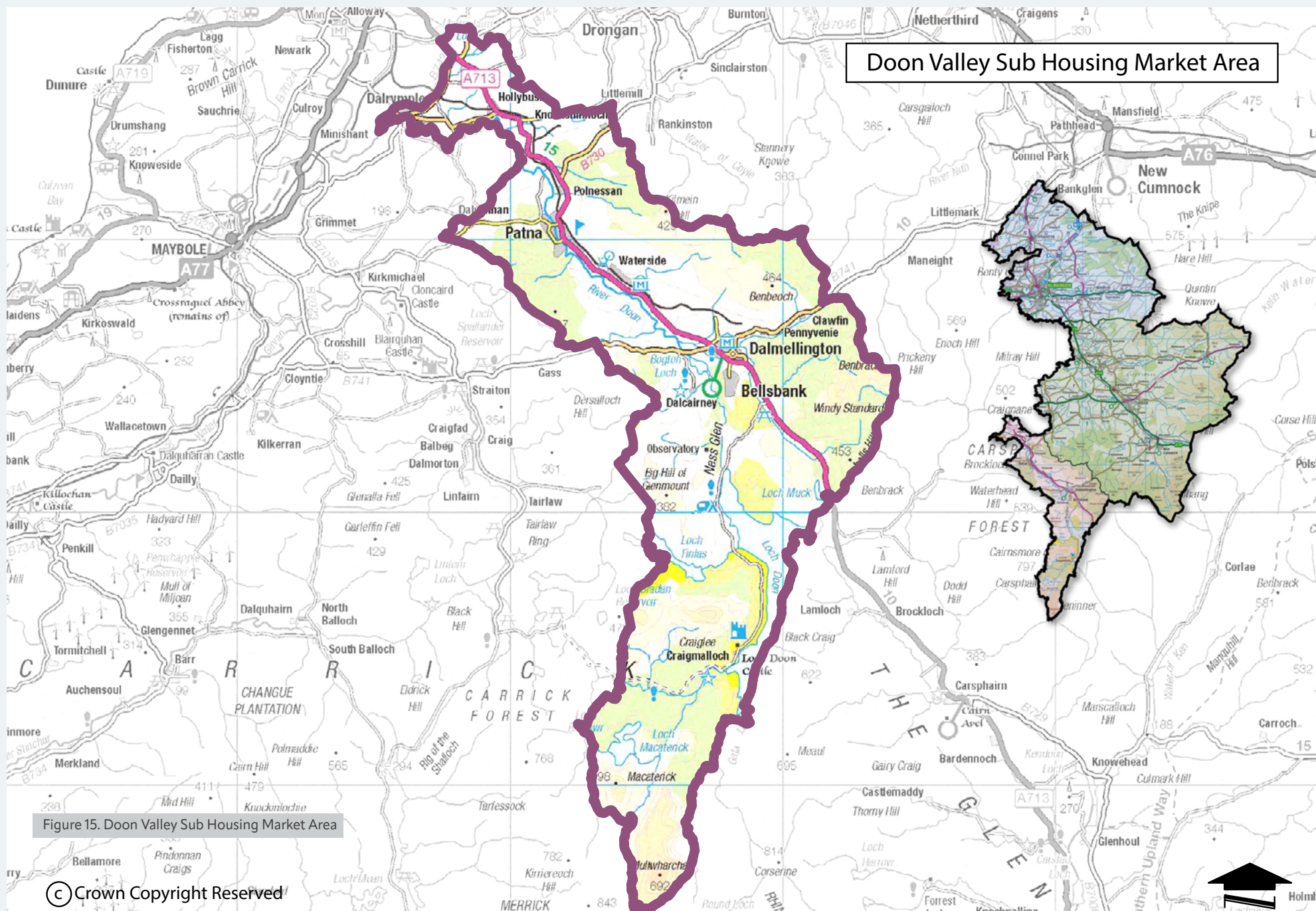
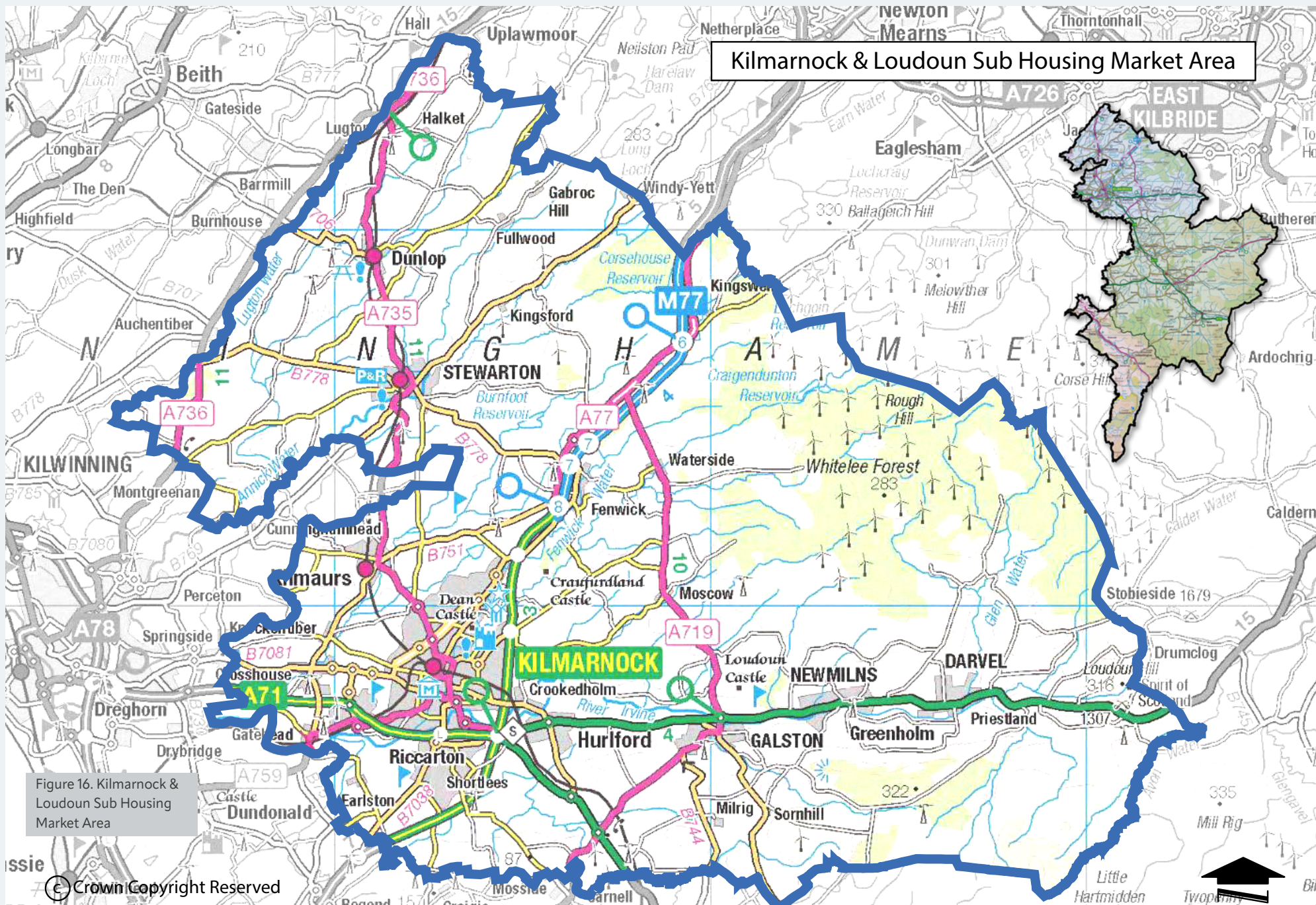


Figure 15. Doon Valley Sub Housing Market Area

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Policy RES1: New Housing Development

The Council will encourage and support the residential development of Housing Opportunity and certain Miscellaneous Opportunity sites identified on the LDP maps. New homes on land not allocated for housebuilding in the LDP will not be supported other than in circumstances where the planning authority determines that:

- (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
 - 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
 - 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.

Residential developments will require to meet with the Public and Private Open Space Standards set out in Schedule 1 of the LDP and may be required to provide a proportion of units as affordable housing and in addition make developer contributions where additional demands are placed on facilities, infrastructure or services that would necessitate new facilities or exacerbate deficiencies in existing provision.

Ancillary, associated uses such as small-scale retail for day-to-day purchases and leisure, recreational and community facilities at a neighbourhood scale will be supported in appropriate locations within new housing developments where they meet with all relevant LDP policies.

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Residential land allocations are detailed in LDP Volume 2: Settlement Maps. Long Term Housing areas indicate where future housing sites are likely to be identified for the period 2033-2043. These will be subject to future detailed assessment and formal designations will be finalised in future reviews of the LDP.



Policy RES2: Affordable Housing

The Council will require the provision of affordable housing:

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

The Council's preference is that affordable housing will be delivered on site.

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

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

Supplementary Guidance on affordable housing will support this policy.

Policy RES3: Residential Amenity

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

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

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

Supplementary Guidance on design will support policy RES3 (v).

Policy RES4: Compact Growth

In line with NPF4's 20 Minute Neighbourhoods principles, the Plan aims to achieve a compact model of growth that makes optimal use of available land and enables local living, especially in central locations within settlements where more population would benefit from, and would help maintain the vitality and viability of, shops, services and public transport.

The Council will seek that residential development proposals are of an appropriate density, having regard at all times to the character of the surrounding area, the principles set out in Policy DES1 and to site-specific requirements as set out in Volume 2 and in any relevant supplementary guidance.

Higher densities are appropriate on sites within 800m of town centre boundaries and on sites especially accessible from good quality public transport, such as areas within 800m of railway stations. Development of a higher density should:

- (i) Ensure that it protects and enhances the character, amenity, and environmental quality of the surrounding area, in particular within established residential areas;
- (ii) Deliver the increased density by virtue of appropriate building typologies (i.e. terraces, flats) and never by any reduction of the provision of private open space which shall comply with the requirements of Policy OS1 and Schedule 1; and
- (iii) Create an attractive built environment by meeting the provisions of Policy DES1 and the Design Supplementary Guidance.

Policy RES5: Conversions to Residential Use

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

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

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

- (i) the conversion of large residential properties or other residential uses of an institutional or care related nature into smaller residential units; or
- (ii) the conversion of traditionally designed and constructed, non-residential buildings of a domestic scale; or
- (iii) the subdivision of an existing residential dwelling. Only one subdivision of a dwelling will be permitted per plan period. Any subdivision should result in accommodation of an adequate size and quality, without the requirement for extensions, and not cause amenity or access issues.

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

Policy RES6: Gypsy/Traveller and Travelling Showpeople Sites

The Council will assess any applications for permanent and temporary, private or publically owned Gypsy/Traveller sites and family yards and Travelling Showpeople yards, including on land not identified for this use in the development plan, and support development of such sites where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

Policy RES7: Non-Permanent Dwellings

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

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

5.2. Communities and Housing – Rural Housing

Policy RH1: Housing in the Rural Protection Area

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

- (i) for an agricultural worker employed full time on the farm to which the proposed house relates, subject to meeting the requirements of Policy RH4; or
- (ii) to reinstate a former dwelling house or as a one-for-one replacement of an existing permanent house; or
- (iii) for a worker employed by a forestry or other rural industrial or business enterprise where it can be demonstrated that a worker living on site is essential to the running of the business, subject to meeting the requirements of Policy RH4; or
- (iv) for the retirement succession (only) of a viable farm holding, forestry, or other rural industrial or business enterprise (information will be required to support this on both viability and succession planning); or
- (v) as a rural enabling development for the restoration and repair of a listed building in line with all requirements set out in Policy HE5.
- (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.

Any replacement house should be located on the footprint of the original dwellinghouse or as close as possible thereto. A condition of any planning consent obtained will require the original dwelling, which was replaced, to be demolished once an 'Occupancy Certificate' has been obtained from Building Standards, should it not be on the footprint of the original dwellinghouse.

Policy RH4 provides further policy on new agricultural workers houses and housing for other rural enterprises.



Policy RH2: Housing in the Rural Diversification Area

The Council will be supportive of single or small scale residential development in the Rural Diversification Area, as shown on the Rural Area Map, where it can be demonstrated, to the satisfaction of the Council, that:

- (i) the houses are required for the categories of development detailed in Policy RH1 above; or
- (ii) the proposed development would be consistent with the provisions of Policy RH3 below; or
- (iii) The proposed development is for one house on a brownfield/derelict site⁷ which is 0.25ha or larger⁸, where a return to a natural state has not taken place due to constraints such as leftover buildings, ownership, contamination or remediation requirements; or
- (iv) The proposed development would facilitate the establishment of a rural business, consistent with the provisions of Policy IND2. It will require to be demonstrated conclusively to the Council that the establishment of the rural business would not otherwise be financially viable and that financial assistance is not available from any other source. The Council will require to be satisfied that all profits arising from the enabling development will be channelled into the business development to be permitted and the rural business to which the proposed house relates, is itself, acceptable in terms of all other relevant LDP policies.

⁷Brownfield is land which has previously been developed. The term may cover vacant or derelict land, or land occupied by redundant or unused buildings (which were in use at one point) and developed land. In this regard, the Planning Authority may look to the planning definition of 'development' to guide decision-making. In order for a site to acceptably constitute brownfield, evidence should be submitted to support a planning application which illustrates that the site has been previously developed and in use within the last 50 years. Land which has appropriately naturalised may no longer be judged to constitute brownfield land.

⁸One house per site, not one house per each 0.25ha.

Policy RH3: Rural Housing Clusters

Rural residential development should be directed to rural groupings (clusters), as identified within Housing in the Countryside Supplementary Guidance. The Council will be supportive of residential development, where it can be demonstrated to the satisfaction of the Council that:

- (i) The proposed development complies with the provisions of all relevant LDP policies and with and associated supplementary guidance, and takes account of any relevant non-statutory guidance
- (ii) The proposed dwelling can be sustainably accommodated within or immediately adjoining the identified cluster boundary. The cluster should not exceed a total of 15 residential units; and
- (iii) The proposed development meets the specific requirements for the rural grouping within which it is sited [as set out within SG].

Supplementary Guidance on Housing in the Countryside will be prepared as part of LDP2.

Policy RH4: Housing for Agricultural Workers and Other Rural Enterprises

The Council will be supportive of new build houses for agricultural workers as well as rural enterprises (industrial, business and tourism), both within the Rural Protection Areas and the Rural Diversification Areas as shown on the Rural Area Map, where it can be demonstrated conclusively to the satisfaction of the Council, that:

Agricultural Workers

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

(ii) the house is required on a permanent basis for a farm worker employed directly and full time on the land to which the proposed house relates and whose presence is essential to the operation of the farm unit on a 24 hour a day basis;

(iii) the land presented as justifying the proposed house is in the direct ownership of the applicant, not merely leased or rented to the applicant on a temporary or short term basis;

(iv) the house is located as close to the farm steading as can be accommodated unless otherwise justifiable; and

(v) there are no alternative, existing accommodation facilities or other properties suitable for conversion to residential use, available within, or in close proximity to, the farm unit which could satisfy the needs of the worker for whom the house is required.

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

1. it would result in the provision of three or more agricultural workers dwellings on any one particular farm unit, except in the most exceptional circumstances; or
2. an existing farmhouse or other agricultural workers accommodation previously serving the agricultural unit concerned has been converted to alternative uses or has been sold off separately from the unit to persons not employed on the farm, within the preceding five year period.

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

Rural Enterprises

(i) the industrial, business or tourism development to which the proposed house relates, is itself, acceptable in terms of all other relevant LDP policies;

(ii) the requirement for a worker to live on site can be fully justified as essential to the economic operation of the industrial, business or tourism enterprise to which it relates; and

(iii) the industrial, business or tourism enterprise to which the proposed house relates has been established and operative within the site where the proposed house is to be located for a minimum period of two years and is proven to be economically viable.

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

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

In all cases, any application for a house for an agricultural worker or rural enterprise will require to be supported by a business plan and a statement from an appropriate and independent professional agronomist, fully justifying the proposal on operational grounds.

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

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

Note 3: *The detail of the required content of a business plan is set out in the tourism section of this Plan.*

Policy RH5: Rural Housing Development

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

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

06

Economy and Employment

6.1. Economy and Employment – Town Centres

Why are town centres important?

193 Vibrant and thriving town centres play an important role in supporting the economic and social wellbeing of East Ayrshire's communities. Town centres which are attractive and welcoming places, accessible to all through 20 Minute Neighbourhood principles, with good public transport and active travel connections, benefit both the residents they serve and help to make East Ayrshire a more competitive place.

194 With the nationally observed fall in demand for retail space, there is an increasing need to find new roles for our town centres, away from being purely shopping destinations. Town centres must evolve to provide a diverse range of uses and activities, re-establishing themselves as places where people want to live, spend time and where developers want to invest.

The role of the Local Development Plan

195 A key role of the Local Development Plan is to promote town centres as the main focus for all 'footfall generating uses' as a sustainable approach to guiding development. East Ayrshire contains a network of centres, which vary greatly in size and function. This network, detailed in Table 3 below, links directly to the settlement hierarchy set out in the spatial strategy. Depending on the scale and intended catchment, new retail development will be directed to appropriate locations in line with the network of centres. Opportunities exist within town centres to utilise vacant units and sites to meet any demand for new commercial floor space.

196 The Council will undertake regular Town Centre Health Checks to assess the vitality and viability of town centre areas. The findings of the health check process will inform the assessment of development proposals against the LDP's town centre policies.



Table 3: East Ayrshire's Network of Centres

Centre Type		Location	Function
Town Centre	Prime town centre	Kilmarnock	Kilmarnock, the Prime centre, serves an East Ayrshire-wide catchment and is the local area's focus for retail, business, community, civic, cultural and leisure activities.
	Strategic town centre	Cumnock	Cumnock, the Strategic centre, serves the southern part of East Ayrshire and performs a similar but more limited function to that of Kilmarnock.
	Service town centre	Dalmellington	Service centres act as retail, business, community, civic, cultural and leisure hubs for smaller areas than Prime and Strategic centres but offer facilities that cover a wider catchment than Local centres.
		Galston	
		Stewarton	
	Local town centre	Auchinleck	Local town centres & Suburb centres serve the day-to-day needs of the inhabitants of smaller towns and Kilmarnock's suburban areas.
		Catrine	
		Crosshouse	
		Darvel/Priestland	
		Hurlford	
		Kilmaurs	
		Mauchline	
		Muirkirk	
		New Cumnock	
		Newmilns	
Suburb centre	Bellfield (Kilmarnock)		
	Dean St (Kilmarnock)		
	Glasgow Rd (Kilmarnock)		
	Shortlees (Kilmarnock)		
Commercial centre	Glencairn (Kilmarnock)	Commercial centres are the focus for retail and leisure developments with a large floor space or which sell bulky goods.	
	Queens Drive (Kilmarnock)		

Policy TC1: Supporting development in Centres

The Council will support a wide range of uses in centres where they comply with Policies TC2, TC3 and TC4, as relevant, and will help to improve the vitality of the relevant centre. All proposals should be of a scale appropriate to the size and function of the centre, taking account of the hierarchy as set out in Table 3: East Ayrshire's Network of Centres.

Development proposals within prime and strategic town centres, local town centres and suburb centres as defined in Table 3 will be supported by the Council where it can be fully demonstrated that they will improve and expand the commercial or municipal offer within the Centre, do not have an adverse impact on any Centre, and that they:

- (i) Contribute positively to the character of the immediate and surrounding area;
- (ii) Contribute positively to the visual amenity of the area by providing a high quality and attractive, active street frontage with appropriate signage and careful consideration of the siting and design of any external features including flue extraction systems;
- (iii) Do not have a detrimental effect on the amenity of adjacent properties, in terms of noise, litter, odour or any other disturbance; and
- (iv) Do not result in an inappropriate concentration of Hot Food Takeaways (including permanently sited vans), Public Houses and Composite/Hybrid Uses in a particular area, to the detriment of the overall character and amenity of the area⁹.

⁹A concentration of such uses is not problematic per se, it is the impact that such a concentration may have on the vitality and amenity of the locale which needs to be given consideration, in particular the impacts on the amenity of surrounding existing or consented uses, principally, but not limited to residential uses and sensitive receptors (hospitals, schools, daycare facilities, elderly housing and convalescent facilities).

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

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

Design Supplementary Guidance on the display of adverts and shop alterations supports policy TC1.

Policy TC2: Town Centre First Assessment

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

- (i) a robust sequential assessment has been carried out in respect of (1) town centres, local town centres and suburb centres; (2) edge of town centre locations; (3) commercial centres and (4) out-of-centre locations. Retail development in out-of-centre locations will only receive Council support if it falls within the description of small-scale development detailed in Policy TC3 or is mentioned as part of specific allocated site requirements in Volume 2;
- (ii) evidence will be required as to which sequentially preferable sites have been assessed and why these have been discounted. These areas are shown on the settlement maps in Volume 2. For developments over 2,500sqm a Retail Impact Assessment (RIA) must be prepared. The Council may request a RIA in certain cases of proposals of a lesser floor area; in such cases the scope of this RIA would be commensurate to the scale of the development¹⁰;

(iii) the applicant can demonstrate that full consideration has been given to altering or reducing the scale of the development to accommodate it within a sequentially preferable location. Consideration should be given to the potential to disaggregate large scale developments, utilising sequentially preferable gap or infill sites in a coordinated manner;

(iv) the development would not unacceptably adversely affect, either individually or cumulatively, the vitality and viability of any town centre;

(v) the proposal must not adversely impact on action to tackle climate change by generating significant levels of additional journeys with reliance on the private car and must fully comply with the transport policy on significant travel generating uses; and

(vi) the development complies with the provisions of Policy TC1.

Out-of-centre areas comprise all parts of East Ayrshire that do not fall within the Network of Centres detailed in Table 3 above and shown on mapping in Volume 2 of the LDP.

Those town centre, local town centre, suburb centre and commercial centre areas without a defined edge of town centre area lie immediately adjacent to out-of-centre areas, which encompass all other land within and outwith the settlement boundary.

Retail and Commercial leisure developments will be required to provide public open space to the standards set out in Schedule 1 of the LDP.

To support the role of town centres in a 20 minute neighbourhood, the town centre first assessment and associated requirements will be applied flexibly and realistically for municipal services so that they are easily accessible to the communities that they are intended to serve. Proposals should make space available for safe and attractive walking, wheeling and cycling as an integral part of this.

¹⁰Where possible, developers should agree the data required with the Council and information should be presented on areas of dispute in a succinct and comparable form. The RIA should demonstrate the potential economic impact of development and any possible displacement effects including the net impact on jobs. It should also consider supply chains and whether local suppliers and workers will be a viable option and the environmental impact of transporting goods and of staff and visitors travelling to the location.

Table 4: Definition of footfall generating uses.

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



Policy TC3: Small scale retail development in out-of-centre locations

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

- (i) small scale convenience shops within settlement boundaries to meet the day-to-day needs of a residential neighbourhood or rural community where there is no defined town centre boundary or where the boundary of a centre listed within the Network of Centres in Table 3 is more than 800m distant. Applicants must demonstrate the extent to which proposals recognise the principles of 20 minute neighbourhoods;
- (ii) shops attached to farms or factories, where more than 50% of the product range is produced on site (evidence should be provided);
- (iii) the development of tourist-related shops, where the retail element is part of a larger proposal intended to develop and enhance the local tourist market, and itself complies with all relevant LDP policies;
- (iv) the development of community uses within settlement boundaries should they comply with all other relevant LDP policies; and
- (v) the development of shops linked to petrol/service/charging stations.

Development according to each criterion above must comply with the provisions of Policy TC1.

Applicants proposing small scale retail development in the rural area, outwith a settlement boundary will be required to demonstrate why the proposal cannot be located within a nearby settlement boundary. The applicant should also detail the potential impact on nearby town and commercial centres or village/local shops; and the likely impact of traffic generated and access and parking arrangements.

Policy TC4: Town Centre Living

Protecting the vitality and viability of town centre areas is a priority of the Local Development Plan. This approach emphasises retention of strong, active frontages featuring footfall generating uses and their protection from conversion to competing uses. Alongside this approach is a recognition that demand for non-residential town centre space has declined due to changing commercial patterns. As part of an encouragement of town centre living, an approach whereby conversion to residential use of upper floor and ground floor units in certain areas is supported is therefore enshrined in the Plan.

A town centre area and edge of town centre area has been spatially defined for each Prime, Strategic and Service town centre in East Ayrshire (see Table 3: East Ayrshire's Network of Centres):

Town Centre and Edge of Town Centre Areas

Town centre & suburb centre areas	Appropriate conversion to residential use will be supported in upper floor levels. Conversion to residential use at ground floor level will not be supported in town centre, local town centre and suburb centre areas, so as to ensure the preservation of available units and an active frontage.
Edge of town centre areas and other areas within the settlement boundary	Appropriate conversion to residential use of ground floor and upper floor levels is supported in principle.

Proposals for new residential development or the retention and conversion to residential use of upper floor space in town centre, local town centre and suburb centre areas or upper and ground floor space in edge of town centre areas is supported in principle subject to amenity considerations.

Conversions should take into account the potential impact on the character of historic buildings, and ensure that proposals comply with relevant historic environment policies.

It is presumed that suitable residential amenity cannot be achieved if there is a common or shared access with any of the use types listed in Policy TC5.

Policy TC5: Residential Amenity in town centres

Suitable residential amenity must be achieved in town centres, local town centres and suburb centres. There will be a presumption against siting adjacent to or on the ground floor of residential properties any type of development listed within Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 or as superseded (commonly known as 'Bad Neighbour' development)

The developer must clearly demonstrate that suitable residential amenity can be achieved when developing their proposals. Footfall generating proposals, as per Table 4, will not be supported in the curtilage of residential properties.

6.2. Economy and Employment – Business and Industry

197 The economic wellbeing of East Ayrshire is central to the vision of LDP2 and to its spatial strategy. The aims of LDP2 include the need to 'drive economic recovery and growth in a sustainable and inclusive manner and ensure there is access to employment opportunities'. A positive and proactive approach to encouraging new business and industrial development and supporting the retention and expansion of existing businesses, is a key means by which LDP2 can deliver on this aim and can contribute to the workstreams of the emerging Ayrshire Economic Strategy.

198 The Plan identifies a range of opportunity and safeguarded sites for business and industry throughout East Ayrshire. These range in size and location, intended to ensure East Ayrshire is a location that can meet the needs of a wide range of businesses and investors and ensure existing business sites are protected for ongoing business use.

199 Due to its existing business base, good transport links and accessibility to the central belt, Kilmarnock provides a high quality and attractive environment for business and industrial investment. It will also see huge investment over the coming years from the Ayrshire Growth Deal with major developments at 3 locations across the town. The Plan aims to capitalise on this momentum, by ensuring there is a generous supply of additional business and industrial land over and above the AGD project sites.

200 Beyond Kilmarnock, the Plan ensures that there are opportunities throughout settlements for business and industrial development, of a scale appropriate to the size and character of the settlements. The identification of sites has taken account of a range of factors, but with prime importance on the sustainability and viability of sites.

Policy IND1: Business and industrial development

Proposals for new business and industrial development falling within classes 4, 5 and 6 of the Use Classes Order will be directed to those sites safeguarded for Business and Industrial use, as detailed in Schedule 4 and Volume 2 of the LDP.

Business and industrial proposals in settlements outwith these sites will be supported where the use is compatible with surrounding land uses and the proposal will have no unacceptable impacts on the local environment or amenity of the surrounding area.

Policy IND2: Business and industrial development in rural areas

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:

- (i) diversification of existing businesses;
- (ii) production and processing facilities for local produce and materials, for 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.

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.

Policy IND3: Alternative Use of Business and Industrial Land or Premises

Sites identified for business and Industrial use within the Local Development Plan maps will be safeguarded for classes 4, 5 and 6 of the Use Class Order. Within these areas, other employment generating uses may be supported, where they compliment and do not dilute the primary business and industrial function of the area. Any such proposal will only be supported where it can be demonstrated that there are alternative land or premises available within the settlement or area to meet future business and industrial requirements, and the proposal complies with all other relevant LDP policies, including town centre policies.

Outwith the safeguarded sites, the use of land or premises currently or formerly used for business or industrial purposes for alternative uses will be supported where it will not be detrimental to the surrounding area and uses and it can be demonstrated with supporting evidence that:

- (i) The land or premise has been marketed for business and/or industrial use for a period of at least 6 months at a market value, without any interest from potential purchasers; or
- (ii) Within the particular settlement or area there are alternative land or premises, with the potential to meet future business and industrial use requirements.

Policy IND4: Working from home

The Council will be supportive of business (Class 4) developments within residential properties or associated outbuildings, where the proposal meets the following criteria:

- (i) The primary use of the property will remain residential;
- (ii) The business can be adequately accommodated within the existing property or within an extension or additional outbuilding which is of a scale subordinate to the existing residential property and leaves sufficient private amenity space;
- (iii) The business use will not adversely affect the existing residential use of the property;
- (iv) The business use will not adversely impact on the residential amenity or character of the area. This includes consideration of the impact of any additional car journeys generated by the business; and
- (v) Adequate car parking can be provided to the standards of Ayrshire Roads Alliance.

Within settlements, the Council will be supportive of developments for work-live units, where the business use will not adversely impact on neighbouring uses or on the amenity of new and existing residents.

Sui Generis and hybrid uses related to research and development, manufacturing and industrial processes and storage and distribution, but not falling into Classes 4, 5 and 6, will be assessed against these policies.

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6.3. Economy and Employment – Tourism

Promoting Tourism

East Ayrshire benefits from efficient and fast transport links with the central belt and has significant potential for tourism, due to its desirable rural setting and outstanding natural beauty. In order to realise and capitalise on this potential, the LDP will maximise the role that tourism can play in regenerating the economy, in promoting green recovery, in creating new investment, businesses and jobs, as well as in bringing new visitors to East Ayrshire.



The LDP aims to increase the tourism and leisure offer within East Ayrshire in order to support a diverse economy through rural diversification. This will assist in achieving the economic aspirations contained within the LDP, the Community Plan, East Ayrshire Economic Development Strategy (2014-2025), and the key workstreams of the emerging Ayrshire Economic Strategy. The Council is committed to promoting sustainable tourism development within East Ayrshire and improving connectivity between our tourist assets. The Council supports the principle of the creation of a Galloway National Park (see policy SS7), which would combine parts of East Ayrshire, South Ayrshire and Dumfries and Galloway. This support recognises the positive impact a National Park could have on local tourism and on protecting the special qualities of the area.

Tourism and Food and Drink have become East Ayrshire's key growth sectors; the two sectors are complementary and food and drink is a sector which is a driver for tourism in East Ayrshire. Tourism in East Ayrshire is underpinned by the strong cultural and leisure offering. Tourism is particularly strong in East Ayrshire in terms of the historic and natural environment sectors and the policies set out below aim to allow these tourism sectors to flourish. The Council support the aims and objectives of the Biosphere and Dark Sky Park which are prominent assets, helping to raise the profile of East Ayrshire as a destination.

Local Tourist Assets

The LDP is committed to continuing to improve, expand and promote our distinctive tourism, leisure and recreational offer within East Ayrshire, in order to further diversify our local economy.

A brief summary of notable tourist attractions in East Ayrshire are outlined below, these are grouped into Landscape & Estates, Nature & Biodiversity, Leisure & Recreation, Cultural Heritage, Walks & Cycle Ways and Venues. This list is not exhaustive.

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The quality of tourism attractions, facilities and accommodation is integral to the performance and increased success of this sector. Planning has an important role in supporting the tourism economy throughout East Ayrshire. While the Council will actively support appropriate tourism development, development must be of a high quality and suitably serviced. The Council will support development which links to and complements existing tourism assets.

Landscape & Estates



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Landscape is recognised to be a significant asset by the Council, as it brings various social, economic and environmental benefits. East Ayrshire as an area has strong and distinctive landscape character features. Some of our most notable and scenic landscape assets include Loudoun Hill (Darvel), Loch Doon (Dalmellington) and Glen Afton (New Cumnock) as well as Ness Glen (Dalmellington).

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East Ayrshire has a rich built and cultural heritage based on its country parks and estates and other historic properties in the area. Of particular note is Dean Castle Country Park (Kilmarnock) which has received significant recent investment and Dumfries House Estate by Cumnock also receives frequent and significant investment from The Prince's Foundation, attracting a high volume of visitors each year.

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Other notable estates include: Craigengillan Estate, Rowallan Estate, Craufurdland Estate, Lanfine Estate, Skeldon House and Caprington Castle. These estates are designated in the Inventory of Gardens and Designed Landscapes, which further highlights their historic significance and landscape value.

Nature & Biodiversity

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East Ayrshire hosts a diverse range of habitats, from southern uplands of the Loch Doon areas, upland areas which grade through valleys and foothills, the red sandstone gorges of Ballochmyle, to the rich pastoral landscape of undulating hills, meandering rivers and woodlands.

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Loch Doon is valuable for its biodiversity and has been awarded SSSI designation as a result of the presence of the rare fish, Artic Char, which breeds here. Ness Glen has also been designated as a SSSI due to its myriad of rare mosses and ferns. The Muirkirk and North Lowther Uplands Special Protection Area (SPA) consists of an extensive area of moorland which is of interest due to its breeding bird population, blanket bogs, heath and upland habitats. Airds Moss is recognised as being of international importance for its blanket bog habitat which is the largest

unafforested blanket bog in the South Strathclyde region. Airds Moss forms part of the Muirkirk and North Lowther Uplands SPA. East Ayrshire also hosts a Local Nature Reserve (Catrine Voes (Catrine)) where the river is home to Water Voles, Atlantic Salmon and Otters. This list is not exhaustive, but demonstrates the range of biodiverse assets which East Ayrshire boasts.



Leisure & Recreation

East Ayrshire hosts a range of leisure and recreational facilities and activities. However, some of the more unique facilities include Kames Motorsport and Newmilns Sport and Snow Complex. Kames Motorsport is a notable asset, located off of the A70 in Muirkirk, the track consists of a 800 metre long testing tarmac track. Newmilns Sport and Snow Complex is a community run charity ski slope which provides lessons, tubing, camps and a mountain biking track.

Cultural Heritage

The rural landscape of East Ayrshire is peppered with historic, cultural, industrial and archaeological treasures. East Ayrshire has a rich history relating to coal mining, ironworks, brickworks, textile design, lace manufacturing and weaving. A number of our assets reflect this. Some of our cultural heritage assets include: the Doon Valley Railway at Dunaskin, the Barony-A-Frame (Auchinleck), Bill Shankly Memorial (Glenbuck), The Baird Institute (Cumnock), the Curling Stone factory (Mauchline) and Burns House Museum (Mauchline). There is also significant opportunity to increase the tourism offer in East Ayrshire, including tourism relating to National Bard Robert Burns: such tourist related developments would be supported by the Council.

Walks & Cycle Ways

The River Ayr Way is one of Scotland's Great Trails. It starts at its source at Glenbuck Loch, continuing through Glenbuck, Muirkirk, Sorn, Catrine and Stair to the sea at Ayr. This is a 40 mile walk with scenic views.

Due to its landscape and settlement pattern, East Ayrshire hosts a wide range of interlinked walking routes, cycle paths, core paths and rights of way. These path networks are suitable for a variety of user groups and extend through some of Ayrshire's varied landscapes, including river valleys, wooded gorges and uplands.

Walking routes are also concentrated around settlements, these include town trails, such as the Kilmaronock Town Trail and the Irvine Valley Trail which links Darvel, Newmilns, Galston and Hurlford.

Route 73 from Kilmaronock to the ferry terminal at Ardrossan forms part of the National Cycle Network and consists of a mix of traffic-free railway paths and quiet road sections.

There are also a number of further projects which are currently in the pipeline, including the Kilmaronock Infinity Loop and the Doon Valley and Lugar Valley strategic walking routes.

Venues

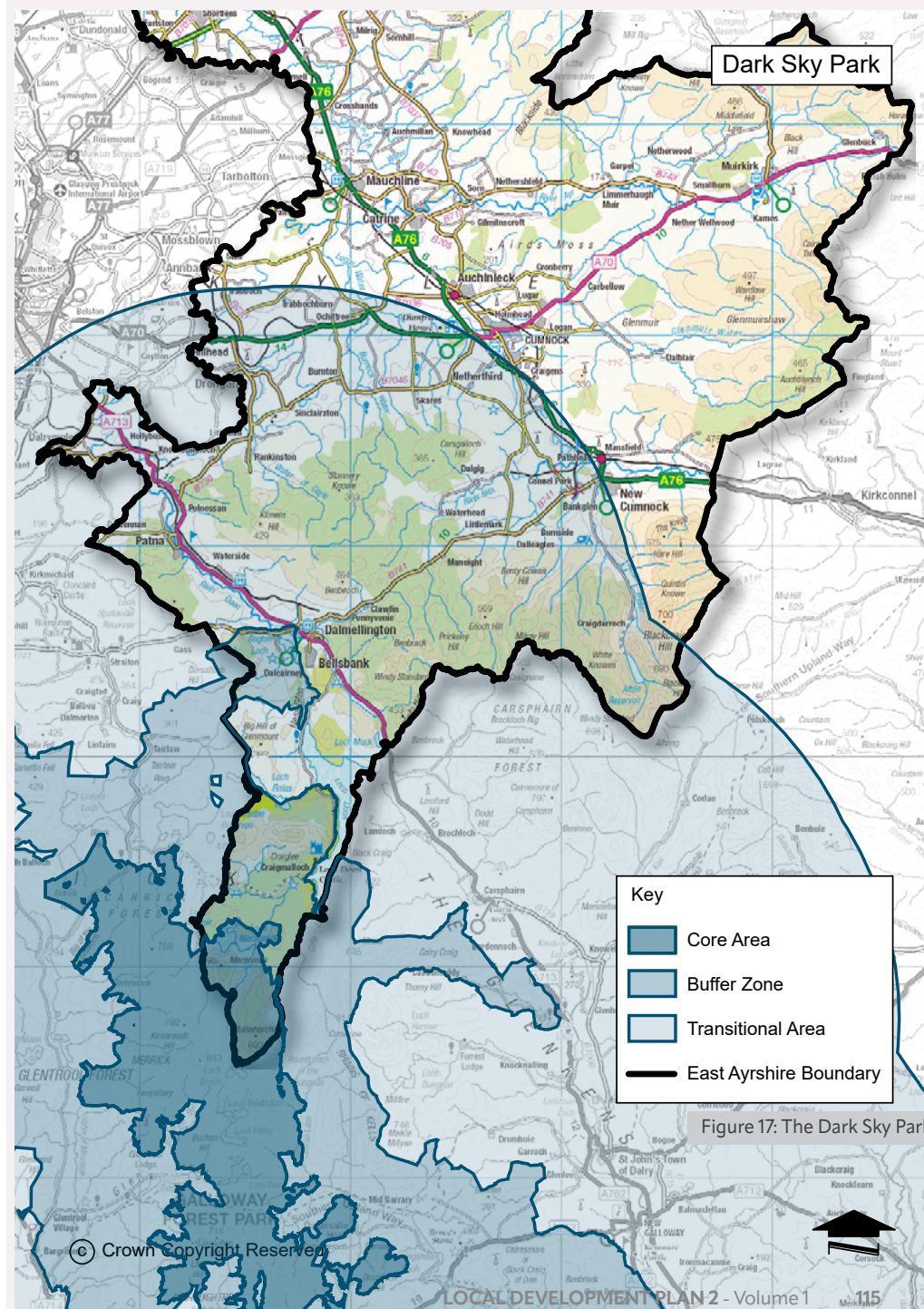
East Ayrshire is home to a range of venues which can be utilised by local communities and visitors alike. The Dick Institute (Kilmarnock) hosts a museum with collections, galleries and a regularly changing programme of exhibitions. The Palace Theatre and Grand Hall (Kilmarnock) offer a range of theatre, music and comedy experiences for a range of age groups. Dean Castle Country Park also hosts events such as Illuminight and has event spaces for hire.

Dark Sky Park

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

Whilst the majority of the Dark Sky Park lies within Dumfries and Galloway, a small section falls within East Ayrshire at the foot of the Doon Valley. The Scottish Dark Sky Observatory was located within Craigengillan Estate, but was sadly devastated by fire in June 2021. The facility was the only publicly accessible observatory within the Galloway Forest Park, giving local people and visitors a platform to observe the night sky. It is hoped that a new observatory can be built within the Dark Sky Park.

The Dark Sky Park is made up of a core zone, where there is zero light, and a buffer zone where any lighting is carefully managed to reduce light pollution. An additional transition zone has been identified, comprising of a 10 mile radius around the Park, where the Council and Forestry and Land Scotland will encourage any new lighting to be Dark Sky friendly. For the purposes of LDP policy TOUR4, the Dark Sky Park is taken to mean the core and buffer areas only. A map of these areas is shown in Figure 17 below.



Tourism Policies

Policy TOUR1: Tourism Development

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

- (i) contribute to economic prosperity, local employment and community wealth building;
- (ii) are compatible with the existing uses and / or surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- (iii) do not adversely impact on communities;
- (iv) in the case of country parks, are compatible with natural habitats and the character of the area; and
- (v) meet the requirements of Ayrshire Roads Alliance.

Particular support will be given to sympathetic development which enhances the tourism offer of: Dean Castle Country Park, Kilmarnock; Craufurdland Estate, by Fenwick; Loudoun Castle Estate, Galston; Dumfries House and Estate, Cumnock; Craigengillan Estate, Dalmellington and Auchinleck Estate by Auchinleck. In addition, support will be given to reinstating an Observatory within the Dark Sky Park.

All development proposals should avoid adverse and damaging impacts on landscape and the environment. The Council will actively support and encourage development proposals which complement the objectives and intended outcomes of the Ayrshire Growth Deal, Galloway and Southern Ayrshire Biosphere, Dark Sky Park, Galloway National Park proposals and the Coalfield Communities Landscape Partnership.

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



Policy TOUR2: Tourism Accommodation

Within settlement boundaries, the Council will support the development of new hotel, guest house, self-catering, camping and caravan sites, glamping pods and huts where they comply with all relevant LDP policies.

Hutting proposals must comply with the relevant good practice guidance: 'New hutting developments: good practice guidance on the planning, development and management of huts and hut sites'.

Outwith settlement boundaries, camping and caravan sites, glamping pods and huts will be supported where:

- (i) they comply with all other relevant LDP policies;
- (ii) they can contribute to the viability, sustainability and diversity of the local economy; and
- (iii) the nature and scale of the activity will be compatible with the surrounding area.

Self-catering units which are proposed outwith settlement boundaries will require to be accompanied by a business plan or similar proportionate justification for their rural location.

Development proposals for the reuse of existing buildings for short-term holiday letting will only be supported:

- (i) where they do not adversely impact on the local amenity or character of a neighbourhood or area; and
- (ii) when, in resulting in the loss of residential accommodation, loss of residential accommodation is outweighed by the local economic benefits of the proposal. Supporting justification for such proposals will be required in this regard.



Business Plan

The purpose of a business plan is to present the prospective viability of the proposed enterprise, utilising realistic assumptions based on market evidence and demand, to support the proposal. Detailed forecast gains and projections should be included within the business plan. Any business plan which is submitted to support a planning application for a tourism and leisure related development will be expected to contain the following information, where appropriate and applicable:

Details of the proposed business:

Business Objective Details of the business

- Website
- Contact details
- Legal status
- Proposed timescales/development roll-out
- Proposed start date
- Names
- Advisors
- Overview of work experience and history

Products and services:	Details of the products and services offered
Market:	<ul style="list-style-type: none"> • Market research • Customers • Geographical area covered • Competitors • Pricing • Estimated seasonal visitation • Promotion/Marketing strategy
Employees:	Details of individual operator and/or any potential employment: <ul style="list-style-type: none"> • Key staff • Positions • Responsibilities
Premises	<ul style="list-style-type: none"> • Details of where the business will operate from • Lease agreement terms (if applicable) • Landlord details (if applicable)
Legal obligations (For two-three years):	Are you well informed about the legal obligations around the proposed business?
Financial appendices	<ul style="list-style-type: none"> • Sales • Direct Costs • Overheads • Cash flow (forecast, profit & loss, balance sheet) • Customer credit • Stock levels • Funding – How will you fund the business • Exit strategy • Personal survival budget (<i>estimated annual personal expenditure</i>)

Policy TOUR3: Rural Sporting, Leisure and Recreational Activities

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

- (i) there is a demonstrated and justified need for the development to be in a rural location;

- (ii) the proposed new development is accessible by public transport, and/ or existing active travel networks, including footpaths and cycle tracks. If this cannot be met in a rural area, the applicant should submit a supporting statement which considers ways in which their business can facilitate the use of sustainable means of transport e.g. accommodation providers could provide a drop-off / pick-up service from the nearest railway station.

- (iii) there are no adverse impacts on landscape, natural and/or built heritage resources;

- (iv) there are no adverse impacts arising from increased traffic; and

- (v) the proposal complies with all other relevant Local Development Plan policies.

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



Policy TOUR4: The Dark Sky Park

East Ayrshire Council will support the Galloway Forest Dark Sky Park, and will presume against development proposals within the boundaries of the park that would produce levels of lighting that would adversely affect its "dark sky" status. The boundaries of the Dark Sky Park and of the buffer zone are shown on Figure 17. Development will require to be in line with statutory guidance on Dark Sky Park Lighting. This document will include guidance for proposed developments within the buffer zone which may have a lighting impact on the Dark Sky Park.

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

Supplementary Guidance on Dark Sky Park Lighting supports policy TOUR4 by providing information on the following:

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

Policy TOUR5: Loss of tourist facilities

Development proposals that involve the change of use of a tourism-related facility will only be supported if it can be demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourist facilities in the area.



Loudoun Castle Estate

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Loudoun Castle is a category A-Listed building and a significant heritage asset of national importance which forms the focal point of the Garden and Designed Landscape. Loudoun Castle Estate sits within a wide valley setting. The River Irvine is located to the south, with sloping hills to the north and south. The estate comprises of a ruinous early 19th century country house, which incorporates the castle fabric, a walled garden, surrounding cottages, and plantations as well as pastureland. Loudoun Castle Estate can be identified in documentary evidence from the 1100's. The site is contained within Historic Environment Scotland's Inventory of Gardens and Designed Landscapes in Scotland and was designated on 1 July 1987; the Estate is therefore of national importance in terms of Scotland's historic environment, contributing to our cultural heritage as it is of historic, horticultural, architectural, archaeological, scenic and nature conservation value. Inventory Gardens and Designed Landscapes enrich the texture and pattern of our landscape, forming a record of social, cultural and economic change through time.

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Loudoun Caste Estate, as identified by the miscellaneous development opportunity site RU-M2, provides a prime tourism development opportunity on a large redevelopment site close to the M77, to the north of Galston and approximately 6.5 kilometres to the east of Kilmarnock. The site lies immediately to the north of the A71 and east of the A719.

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The appropriate and sympathetic development of this site is supported by the Council as it has the potential to bring significant positive environmental, economic and social benefits to East Ayrshire and the wider area while safeguarding the future of an important historic asset within Scotland. It is recognised that all development proposals will result in competing considerations between the positive effects that the development will bring in terms of environmental, economic, social impacts and the potential detrimental impacts that the development will have on the landscape within which it is set. A balance between the environmental, economic and social impacts of the development and the value and capacity of the heritage assets must be reached.

Policy TOUR6: Loudoun Castle Estate Garden and Designed Landscape

Promotion of Development Opportunity Site: Loudoun Castle

The opportunity site, which compasses parts of Loudoun Castle Estate, is of significant historic and cultural value. The site is promoted as a means to secure the setting of Loudoun Castle and safeguard the future of this asset, preventing future deterioration and ruination. The Estate has outstanding historical and scenic value, making a major contribution to the surrounding scenery by virtue of its size and pattern.

The Council is supportive of the sympathetic development of Loudoun Castle Estate, and the associated Garden and Designed Landscape, for tourism, leisure, tourist accommodation and associated purposes, to enable the long term retention and conservation of the heritage assets within the Estate and to diversify the local and regional economy. By supporting appropriate development in the Estate, the Council will enable a scheme of consolidation works to the Castle and scheme of restoration works to the Garden and Designed Landscape, including all associated structures and elements.

The proposed development must meet all the requirements set out below, as well as other relevant LDP2 policies including Policy HE5: Enabling Development, the associated Loudoun Castle and Estate Supplementary Guidance and Policy DES1: Development Design. Development proposals will be required to adhere with the principles of good placemaking and successful places, to ensure that development appropriately reflects the surrounding built and natural historic fabric, contributing positively to its heritage value, while creating an attractive, desirable and accessible development.

Hierarchy of Acceptable Uses

In order to secure the heritage value of Loudoun Estate and bring economic benefits to the area, the Council will support sympathetic and suitably scaled enabling development. All development within the site, as outlined within the hierarchy of acceptable uses below are considered to constitute and contribute to enabling development requirements.

There are a range of uses which are, in principle, deemed appropriate and acceptable by the Council on a hierarchical basis, as outlined below and in order of preference.

Loudoun Castle Estate, and associated garden and designed landscape, is being promoted for tourism, leisure and tourist accommodation purposes, for this reason the following uses are anticipated within development proposals:

1. Tourism and Leisure Facilities (including indoor and outdoor leisure and recreational facilities);
2. Tourist Accommodation:
 - Hotel
 - Holiday lodges
 - Glamping units
 - Campsites; and
3. Housing, as part of a mix of the above uses, with an appropriate scale of community facilities and ancillary uses to support any new community on site. Housing alone, without tourism and leisure development, is not supported.

Subject to the detail of any proposal, the Council might consider housing of an appropriate scale to be acceptable in order to bridge any outstanding conservation deficit gap. However, the primary purpose of the allocation is to bring significant economic and social benefit to the wider area while securing the long-term future of the Castle and associated garden and designed landscape. As such, housing could be incorporated into proposals to assist other uses in bridging the conservation deficit, but be as minimal a part of a mix of uses on site as possible (in juxtaposition with tourism and visitor accommodation facilities).

Conservation deficit

The conservation deficit must be fully justified on an "open book" basis. The conservation deficit calculation must be set out in full by using information contained in the proposed development's business plan. Financial information must provide and demonstrate the minimum necessary scale of the enabling development which will be required in order to meet the conservation deficit. Any assumptions which are made should be based on direct market evidence. The business plan must be shared with the Council so that calculations can be verified.

Any conservation deficit must be quantified, taking into consideration the contribution that all of the development proposal (including the leisure and tourism uses) make to the calculation.

The proposed development should be commensurate to the deficit, i.e. it should not attempt to maximise the deficit in order to increase the amount of enabling development required.

Requirements for the Castle and Garden and Designed Landscape and other Heritage Assets

Any enabling development must be of a scale which the surrounding landscape, infrastructure and services can accommodate. Enabling development is required to secure:

- a scheme of consolidation for the Castle;
- a scheme of restoration for the Garden and Designed Landscape; and
- the protection of other site heritage assets.

The Council's expectations in terms of the restoration of the garden and designed landscape are set out within the associated Supplementary Guidance. The Council has outlined a prioritisation approach within the Guidance. This should be considered within all development proposals. The Council will not support development of a scale that causes unacceptable damage to the integrity of the Garden and Designed Landscape.

Interpretation

Any proposal should incorporate interpretation (e.g. signage, walking routes) so as to promote and educate about the historic and environmental importance of the site.

Site Assets

Any development within the boundaries of Loudoun Castle Estate, and associated Garden and Designed Landscape must adopt a precautionary approach in terms of design, scale and layout. The site has a wealth of historic (including archaeological) and environmental features, many of which are shown on Figure 18 below. The Council will not support any development which is likely to have significant adverse impacts on the nature conservation of the site or the landscape, historic and architectural character of the site. This includes key views and elevated viewpoints.

Any proposal should be sensitively designed and sited in order to preserve the character and setting of both historic and environmental assets, both built and natural, and enhance the site, bringing forwards conservation benefits. The Council will not support development which will have significant detrimental impacts on the following natural environment and historic asset features, unless appropriate mitigation and enhancement features are proposed:

Local Nature Conservation Sites

Loudoun Castle Woodlands & Waterside

Orchard Plantation & West Belvedere

Ancient Woodland

West Belvidere (site ID: 36)

Big Wood (Site ID: 47)

Muttonhole Strip (Site ID: 47)

North Belvedere (Site ID: 47)

Site ID: 38

Site ID: 40

Site ID: 41

Site ID: 43

Listed Buildings & Structures

Loudoun Castle ('A' Listed)

The Cottage ('B' listed)

Jocklan Bridge ('C' listed)

Garden & Designed Landscape

Loudoun Castle Garden and Designed Landscape

Tree Preservation Orders

2007, Loudoun Castle Estate

Archaeological Sites and Monuments (WoSAS)

Judge's Hill (Rig; Hollow-way)

Judge's Hill (Structure)

Bowhill Burn

Lodge Wood (Motte)

Lodge Wood (Mound; Lime Kiln)

Loudoun Castle (Castle; House; Monument; Walled garden)

Castle Hill, Alton (Motte)

Loudoun House (Stone Circle)

Hindberrybank (Industrial; Limekiln)

Hindberrybank (Culvert)

Jockland Bridge

Old Loudoun Castle, Hindberrybank / Old Castle of Loudoun

Note: This list is not exhaustive.

Further details of these assets are set out in the Loudoun Castle and Estate Supplementary Guidance.

Figure 18: Loudoun Castle - Site assets

Legend:

- Site Boundary
- Garden & Designed Landscape Boundary
- Ancient Woodland
- Local nature conservation site
- Tree preservation orders
- Listed buildings
- Archaeological sites
- Key heritage assets
- Key views/vistas
- Important planting belts

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Application Requirements

It is recommended that early discussions are undertaken with the Council so that the requirements of this policy are fully understood and to ensure that appropriate communication is maintained at all times.

Given the scale of the site, and the complex development constraints, the Planning Authority will strongly encourage **formal pre-application discussions of proposals** prior to the lodgement of any associated planning applications. The Planning Authority strongly encourage a full planning application for the development of this site.

Further information on the application requirements is outlined within RU-M2, LDP Volume 2. This should be cross-referenced with the requirements of this policy.

Masterplanning

The Council requires a masterplan approach to be adopted for any potential development proposals for the site, prepared in line with PAN83: Master planning. This masterplan should fully reflect and respect the provisions of the Supplementary Guidance. A masterplan approach should be prepared/adopted at the earliest appropriate stage of the design process and should be supported by a sufficiently detailed development and funding appraisal.

The masterplan should take account of the site assets outlined within Figure 18 (above) and should ensure that development is planned and designed to avoid unacceptable negative impacts on the heritage assets. The Masterplan will be expected to appropriately reflect the areas with the most potential for development as per Figure 19 (below) and include areas of open space, road layout, the drainage layout, a phasing plan and a design code. The Council will encourage the masterplan to be submitted for formal consideration prior to the lodgement of any associated planning applications with the Planning Authority.

Strong linkages with the existing communities of the Irvine Valley should be proposed, and proposed infrastructure should take account of the capacity of existing infrastructure in the local area, including roads, schools and health and social care facilities.

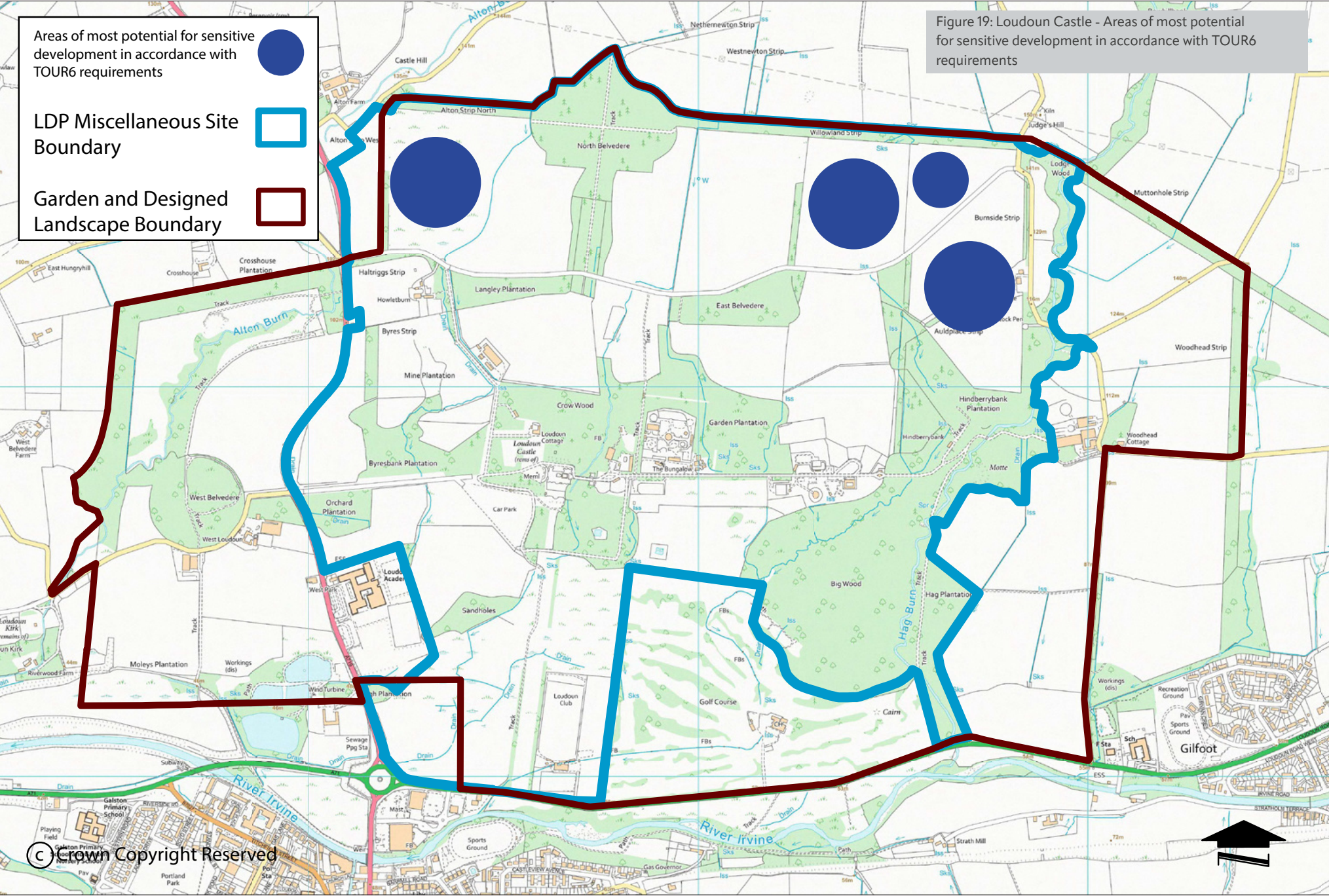
Phasing

A phasing plan should ensure that the scheme of consolidation for the Castle and the scheme of restoration works for the garden and designed landscape will begin prior to or in tandem with the commencement of any other aspect of development on site. The development of the tourism and leisure element will commence before the development of any housing that may be proposed. As development on site progresses, both the phasing plan and financial plan should ensure that the required schemes of consolidation and restoration works are planned concurrently with all other development on site. In accordance with Policy HE5: Enabling Development, a planning obligation to control the phasing of works across the overall development will be required.

Maintenance

Irrespective of the scale of restoration and consolidation, long term maintenance and management of Loudoun Castle and the associated Garden and Designed Landscape should be accounted for. The applicant is expected to appropriately address a sustainable arrangement for the long-term management of the site.

The Loudoun Castle and Estate Supplementary Guidance expands on the content and requirements of Policy TOUR6 and should be referred to by applicants. All applicants should ensure that development consider, integrate and reflect the requirements and principles set out within all relevant and applicable supplementary guidance.



*Definitions to be referred to in relation to **TOUR 6: Loudoun Castle Estate Garden and Designed Landscape:***

Conservation Deficit	<p>The conservation deficit is defined as the amount by which the cost of consolidation and restoration exceeds its market value. Within the context of Loudoun, the heritage asset is defined as the Castle itself and the Garden and Designed Landscape. The deficit is therefore the cost subsidy needed for the proposed works to facilitate the development (including works to the Castle and Garden and Designed Landscape) in order for it to be cost effective to the developer/owner.</p> <p>All development and proposed uses within the site should be considered and utilised to appropriately calculate an overall conservation deficit, and in turn calculate the minimum enabling development requirement.</p>
Enabling Development	<p>As outlined within Policy TOUR6, the proposal must accord with the requirements of Policy HE5: Enabling Development.</p> <p>Within the context of RU-M2: Loudoun Castle Estate, for clarity, all development within the site, as outlined within the hierarchical “mix of acceptable uses” section within Policy TOUR6 are considered to constitute and contribute to enabling development requirements, including the tourism, leisure and accommodation aspects, rather than simply housing.</p> <p>This premise is supported by the findings and conclusions (CIN-EAY-001) of the Reporters appointed by Scottish Ministers for the planning permission in principle application recommended for refusal (15/0676/PPP) by East Ayrshire Council.</p> <p>The requirement for enabling development on site must be accompanied by a detailed business plan and financial information, to support and demonstrate how the enabling development will fund the heritage asset. As such, all relevant information should reflect, and identify, not only the conservation deficit, but also demonstrate development viability. In accordance with Policy HE5: Enabling Development, the requirement for enabling development must be properly quantified to provide proof that an overall conservation deficit exists and what that deficit is.</p>

A scheme of restoration works	<p>Policy TOUR6 makes reference to the term “restoration” throughout. This “restoration” relates only to the Garden and Designed Landscape.</p> <p>Discussions will be held between the prospective developer and the Council to determine the best balance between restoration priorities and the impacts of interventions that are enabling those works. These will be discussed and assessed on a case by case basis.</p> <p>The restoration priorities for the garden and designed landscape are set out within Supplementary Guidance.</p>
A scheme of consolidation works	<p>All proposals will be expected to incorporate detailed plans (and financial information) concerning the consolidation of Loudoun Castle.</p> <p>Consolidation, for the purposes of Policy TOUR6, is defined as taking action to re-instate or re-inforce the castle walls that remain on site. The works should be necessary to maintain the asset in a stable condition and to prevent further deterioration of the fabric.</p>

07

Infrastructure

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Ongoing investment in modern digital, transportation, waste, education, flood resilience and other essential infrastructure is required if East Ayrshire is to achieve sustainable growth. Whilst economic development and the encouragement of household growth lie at the heart of the Plan's Spatial Strategy, such progress must be balanced with a sharp focus on meeting the challenges of the Global Climate Emergency. The infrastructure policies below seek to address the planning requirements of a changing social, economic and natural environment.

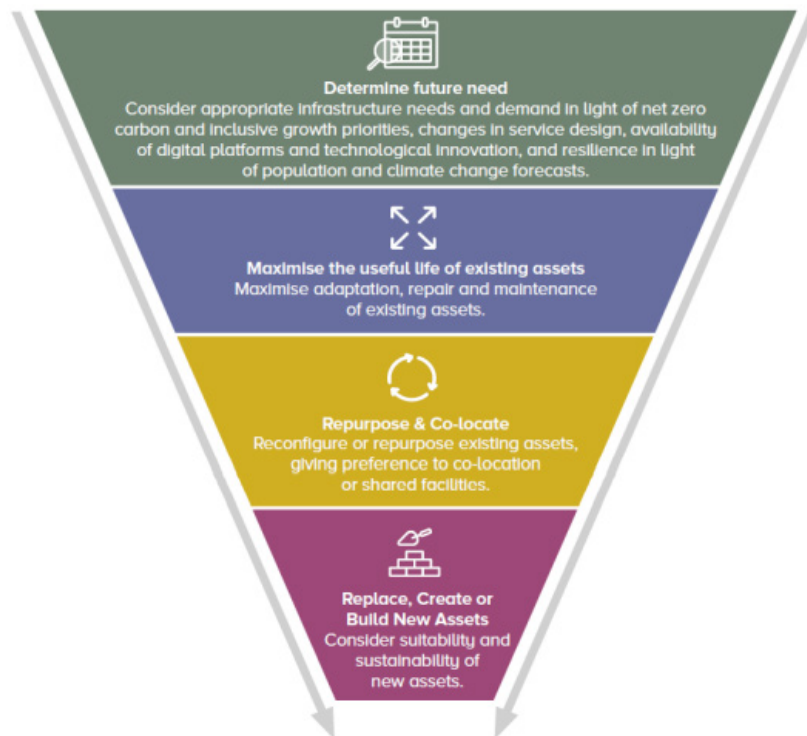


Policy INF1: Infrastructure First

An infrastructure-first approach to planning involves early engagement and collaboration between stakeholders to better inform land use and investment decisions. It means having an evidence based understanding of potential impacts on infrastructure and infrastructure needs from early in the development planning process. The approach will provide clarity over infrastructure requirements and their planned delivery to meet the needs of communities and will ensure that infrastructure considerations are integral to planning decision making.

Development proposals will therefore be assessed against the following criteria:

- (i) proposals which provide or contribute to infrastructure that is identified as necessary in the Local Development Plan and the Action Programme will be supported;
- (ii) where a proposal creates an infrastructure need, it should demonstrate how account has been taken of the Scottish Government Investment Hierarchy (below), including the utilisation of existing infrastructure; and
- (iii) proposals should mitigate their impacts on infrastructure. Development proposals will not be supported unless provision is made to mitigate those impacts.



71. Digital Infrastructure

Policy INF2: Installation of Fibre Broadband for New Developments

Developers of new residential, commercial and leisure developments will be required to incorporate appropriate, universal and futureproofed digital infrastructure. Developers are encouraged to consult early with service providers so that appropriate, universal and futureproofed infrastructure is installed and utilised.

Policy INF3: Installation of Digital Communications Infrastructure

The Council will have regard to Government policy and advice, the operational requirements of networks and technological considerations when assessing proposals for the installation of electronic communications. The Council will in all instances seek to safeguard amenity and the environment. Applicants are encouraged to consult the Scottish Government's latest guidance on siting, design and construction/ installation of digital telecommunication equipment when developing their proposals. For the avoidance of doubt, this policy will only apply to those developments of such a scale or type as not to fall under Permitted Development Rights (PDR).

Each proposal must comply with the following provisions:

(i) Proposals should demonstrate that all siting and design solutions have been fully considered and, where appropriate, met, including options for:

- a. Mast or site sharing;
- b. Installation on existing masts, structures and buildings;
- c. Installing the smallest suitable equipment where it would be visible;
- d. Installation of ground-based masts; and
- e. Use of concealing/disguising techniques where appropriate.

(ii) Proposals should provide the following details:

- a. How the proposal will fit into the wider telecommunications network;
- b. Siting options, alternatives considered and the case for the chosen solution;
- c. Design, height and materials;

- d. Proposed landscaping and screen planting, where appropriate;
- e. An assessment of any cumulative effects of the proposed development in combination with existing equipment in the area;
- f. An assessment of visual and amenity impact, if relevant; and
- g. A declaration that all equipment and installation is designed to be in full compliance with the appropriate ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines for public exposure to radio frequency radiation.

(iii) Where appropriate, proposals should demonstrate that:

- a. There would be no physical obstruction to aerodrome operations, technical sites or existing transmitter/receiver facilities; and
- b. The proposal would have no adverse effect on the operation of existing digital infrastructure or on the delivery of strategic roll-out plans, subject to the provision of appropriate mitigation measures.

Development proposals that deliver new digital services or provide technological improvements, particularly in areas with no or low connectivity capacity will be supported where proposals are clearly aligned with fulfilling the delivery of local or national policy objectives and where there are benefits of this connectivity for communities and the local economy.

Should any communications installations become operationally redundant, the Council will require their immediate removal and the restoration of the site to its original condition. A financial guarantee in line with Policy FIN1 of the LDP and the Council's Supplementary Guidance on Financial Guarantees may be required for larger scale developments.

7.2. Developer Contributions



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LDP2 proposes a substantial amount of new development. New developments can impact significantly on a wide range of existing infrastructure, services, facilities and amenities. These can include education infrastructure, health and social care infrastructure, transportation infrastructure, community facilities, and town centre facilities and amenities. In this regard, and other than in exceptional circumstances, developers will be required to provide, or contribute towards the cost of providing new or improved infrastructure, services, facilities and amenities, or to supplement existing provision, where these are required as a consequence of the development being proposed, on its own, or as a result of the cumulative impact of development in the area. Each case will be assessed on its own merits. The Plan also includes policies setting out the circumstances in which developer contributions will be sought for affordable housing (policy RES2) and green/blue infrastructure (policy OS1). Developers should take all of these policies into account when planning a development.

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The LDP Action Programme and Supplementary Guidance on Developer Contributions will provide more detail on how contributions will be determined and calculated.

Policy INF4: Developer Contributions

Where a development will have additional impacts on infrastructure, services, facilities and amenities that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure, facilities or services. This could include off-site environmental or other enhancements where issues cannot be addressed within the development site. Contributions will relate to the development concerned, including in nature, scale and kind. Where contributions cannot be secured by planning conditions or other appropriate means, the Council will expect developers to agree to an appropriate Section 75 obligation or obligation in another type of legal agreement.

The Council has anticipated where the need for developer contributions will arise, however it is not possible to identify this in every case at this time and decisions will be taken based on the adopted LDP, the proposed development, Local Place Plans (as and when these are produced), Community Action Plans, development frameworks and strategies, the impact on existing infrastructure and facilities, and the tests set out in Circular 3/2012.

Developer contributions will be sought in relation to the following:

Public realm/community facilities

Where it is considered that a proposed new development is likely to have an impact on a place, in terms of its public realm and/or community spaces and facilities, developer contributions will be sought to mitigate any impacts.

Education Services and Facilities

Where it is determined that there will be insufficient capacity at primary and / or secondary schools (including ASN provision) and / or early learning childhood centres (ECC) within a school catchment area to accommodate children from proposed new residential developments, developer contributions will be sought to offset any impacts on school and ECC capacity.

This will apply to schools (including Additional Support Needs provision) and ECCs that are operating at or above 85% of total capacity at the point of the planning application being assessed and/or where the cumulative impact of extant planning permissions and Local Development Plan allocations is likely to result in an increase to the school roll(s) so as to cause capacity issues, as forecast by the Council's Education service at the point of the planning application being assessed. In the rare circumstances where such mitigation cannot be achieved in a manner which is consistent with the Council's education policies, the proposed development will not be supported.

Whilst it is not possible to stipulate all catchments where developer contributions are likely to be required, developments in the following catchment areas are likely to trigger the requirement for contributions:

- Mount Carmel Primary School, Kilmarnock
- Hillhead PS, Kilmarnock
- Onthank PS & Onthank ECC
- Willowbank Primary School, Kilmarnock
- Lainshaw Primary School, Stewarton
- Nether Robertland Primary School, Stewarton
- Stewarton Academy, Stewarton

In addition to the aforementioned schools, the following sites are likely to trigger issues with education capacity such that there may be a requirement for new primary and ECC provision on-site:

- KK-H1 (Altonhill, Kilmarnock)
- KK-H4 (Fardalehill (W), Kilmarnock)
- ST-H2 (Kilwinning Road, Stewarton)

Transport Infrastructure

Where there is likely to be a cumulative impact on transport infrastructure, including road infrastructure, and active travel networks, as a result of the development of multiple sites then there will be a requirement for developers to make a contribution to either a single transport project or a co-ordinated programme of mitigation measures in an area to offset any impact on the transport infrastructure to be affected.

Whilst it is not possible to stipulate all sites where developer contributions are likely to be required, developments in the following areas are likely to trigger the requirement for contributions:

- North and West Kilmarnock
- Bellfield Interchange and Kaimshill and Kirklandside

Healthcare Services and Facilities

Where it is determined that there will be insufficient capacity in healthcare facilities to accommodate residents from proposed new housing developments, developer contributions will be sought to offset any impacts on healthcare facilities. Healthcare facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities and assist in determining the requirement for any such contribution.

Whilst it is not possible to stipulate all areas where such contributions will be required, it is known that development in:

- North and West Kilmarnock,
- Stewarton, and
- Mauchline

will place additional demands on healthcare services and facilities that would necessitate new facilities or exacerbate deficiencies in existing provision. The Council will therefore require developers to provide, or contribute towards, the cost of providing new or improved facilities or to supplement existing provision as appropriate.

Notwithstanding the above if a windfall development or development in the rural area is proposed during the plan period which has not been included within the Plan, there may be unforeseen impacts on infrastructure, services, facilities and amenities. An assessment of likely impacts on infrastructure, services and facilities will therefore also be undertaken on a case by basis.

Note 1: Contributions sought under this policy might be waived or reduced in exceptional circumstances, for example where the Council is satisfied that a development would have exceptional development costs, where there are overriding economic, social or other benefits and where there are no adverse impacts on essential services or infrastructure which cannot otherwise be overcome. Applicants must submit a justification statement to demonstrate why contributions should be waived or reduced and financial details, on an open book basis, will be required to support this. Contributions will not be sought where the development is for affordable housing purposes where provision is by a Registered Social Landlord or for the affordable housing element sought under RES2: Affordable Housing, of a private development.

Note 2: It is likely that the costs of implementing the developer contribution projects identified in the Plan will increase over time and, consequently, it is considered imperative that project costs are kept in line with inflation. It is therefore proposed that project costs be index linked, with costs being revised on the 1st April each year using the General Building Cost Index (GBCI). Developer contributions will also be index linked to the same standard index to reflect changes to project costs as they arise.

The Council's approach to developer contributions will be informed by the provisions of Circular 3/2012 and Supplementary Guidance. Supplementary Guidance on Developer Contributions will support policy INF4 and will provide detailed policy guidance on:

- how capacity at schools, early childhood centres and healthcare facilities will be determined and calculated;
- how contributions will be calculated in relation to public realm/ community requirements and transport infrastructure;
- how contributions will be calculated for developments of 1, 2, and/or 3 dwellings and for development of 4 or more dwellings; and
- how the Council will collect and manage developer contribution funds.

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.

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

7.3. Promoting Sustainable Transport



Good quality transport links are fundamental to promoting sustainable economic growth, connecting people and supporting active travel networks.

The Transport (Scotland) Act 2019 (Transport Act) takes forward a number of Scottish 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

The Transport Act, as well as the Planning (Scotland) Act 2019, and the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 have implications for how the Council promotes sustainable development.

The second National Transport Strategy for Scotland (NTS2) was published in February 2020 with a Regional Transport Strategy for the West of Scotland, including Ayrshire published in July 2023. NTS2 sets out the following four key priorities:

- Reducing inequalities
- Taking action on climate change
- Helping to deliver inclusive economic growth
- Improving health and wellbeing

In addition to NTS2, the Scottish Government is preparing a second Strategic Transport Project Review (STPR2) which will inform the Scottish Government's transport investment programme in Scotland over the next 20 years (2022-2042). 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.

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COVID-19 has had a significant impact on the transport network, and it remains to be seen how this will evolve. These impacts will have both negative and positive impacts on people's health and wellbeing, transport services and the local economy. Particularly, in terms of COVID-19 there will be a need to support active travel through, for example, the provision of cycling and pedestrian links and how these connect with other modes of transport.

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The approach to promoting sustainable transport in East Ayrshire will require to take into account the new legislation relating to transport and climate change, the priorities of STPR2, NTS2, the Regional Transport Strategy as well as NPF4 but also the impacts of COVID-19 in the short, medium and long term.

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The Council will support proposals, subject to all relevant LDP policy, that:

- contribute to a more sustainable integrated transport system that is accessible to all throughout East Ayrshire (both urban and rural communities) and better connects people, in particular to employment opportunities, local services and amenities;
- provide well-designed, safe and convenient transport opportunities for all users;
- contribute to developing improved sustainable transport infrastructure which has an integral active travel network;
- support a modal shift to more sustainable forms of transport;
- reduce the need to travel unsustainably by prioritising locations for future development that can be accessed by sustainable modes where this is appropriate i.e. in urban areas ; and
- contribute to reducing carbon emissions to assist in meeting the national emission reduction targets.

Policy T1: Transport requirements in new development

- a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:
 - i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.
 - ii. which support a mode shift of freight from road to more sustainable modes, including last-mile delivery.
 - 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).
- 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:
 - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - ii. Will be accessible by public transport, ideally supporting the use of existing services;
 - iii. Integrate transport modes;
 - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
 - 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

viii. Adequately mitigate any impact on local public access routes.

- 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 in accordance with the relevant guidance.
- 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.
- 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.
- 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.
- 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.

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 where there will be no adverse impact on road safety or operational performance.

Policy T2: 20 Minute Neighbourhoods

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:

- 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

Policy T3: Transportation of Freight

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



Policy T4: Development and protection of core paths and other routes

The Council will, through the East Ayrshire Recreation Plan, which incorporates the Core Path Plan, and in association with relevant bodies, landowners and tenants, seek to develop a comprehensive local and strategic path route network for access and recreational use for local residents and ensure, where possible that these routes are accessible for all.

Priority will be given to the development and promotion of new circular routes and path links between settlements and that enhance the green network, especially where these connect with existing routes, utilise existing disused railway lines, forestry access roads, minor country roads etc.

Development of new routes for core paths, other paths which form part of the strategic path network, local footpaths, bridle paths or cycle paths should demonstrate to the Council that they will not have an adverse effect on the integrity of a European site and meet the requirements of all relevant LDP policy.

The Council will not be supportive of development which permanently disrupts or adversely impacts on any existing or proposed core path, other paths which form part of the local and strategic path network, including local paths, rights of way, bridle paths, or cycle paths used by the general public for recreational or other purposes. In particular, where the route concerned forms, or has the potential to form, part of the network of circular routes or path links between settlements, actively promoted by the Council.

Where short term or interim disruption or adverse impacts are demonstrated to be unavoidable, the Council will require developers, as an integral part of the proposed development, to provide for the appropriate diversion (temporary or permanent) of the route in question elsewhere within the development site or to put into place appropriate measures to mitigate and overcome the adverse impact expected.

Note: *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. The need for a SUO should be identified by a developer at an early stage in the development process. The SUO process, which involves a public consultation should be initiated at an appropriate stage in the development process and an Order approved prior to any development taking place.*

Low and zero emission vehicles – Charging infrastructure

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The transition to electric and other low and zero emission vehicles is a key means of reducing carbon emissions and tackling climate change. This transition and the associated end to sales of new petrol and diesel vehicles from 2030, has significant implications for the way we plan for new development.

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In order to ensure our readiness for the 2030 milestone, the Plan requires new developments to include provision for charging spaces. By considering charging spaces at the design stage, suitable locations and necessary infrastructure costs can be factored into the overall development costs. Installation is cheaper, easier and less disruptive at construction stage than retrofitting charging infrastructure, when the need becomes more urgent. Consideration should also be given to the need for hydrogen charging spaces, where the nature of the development is likely to be accessed by hydrogen vehicles.

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EV Charging spaces can be provided in two ways; active parking spaces and passive parking spaces.

- Active parking spaces are those which are fully wired and ready to use.
- Passive parking spaces have infrastructure in place (power supply, ducting and fuses), but without the cabling and chargers. The charging equipment and cabling can be installed and activated within passive parking spaces when the demand arises.

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Policy T5 below requires EV parking spaces to be included within both residential and non-residential developments.

- Within residential developments with private off-street driveways, one charging space (passive) is the minimum required for each unit. Charge points should be connected to the domestic electricity supply. Visitor parking spaces will not be required to be charging spaces.
- For residential developments where communal parking is provided, passive parking spaces equivalent to a minimum of one per household should be provided and the design of the overall layout should take into account the preference to minimise the length of cabling required; areas nearest to buildings in the development will generally be most suitable. No active spaces are required for residential developments, however, developers may wish to provide these depending on the timing, location and likely requirements of their prospective residents. Where communal cycle parking is provided, the Council will support the provision of electric cycle charging points to support the uptake of e-bikes. Charging points for mobility scooters should be considered, depending on likely demand.
- Non-residential developments that meet the thresholds below are required to provide passive spaces and a limited number of active spaces. This recognises the need to build capacity across East Ayrshire, and to help encourage and support the uptake of electric vehicles throughout the plan period.



Policy T5: Charging Infrastructure for electric vehicles

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.

Developers should engage with electricity providers to ensure that the entire electricity supply infrastructure will have sufficient capacity to enable all charge points to operate simultaneously or the ability to deploy a Smart EV Charging solution at the development in conjunction with the Electricity Network Operator. The developer will be required to meet the cost of any upgrades needed.

Hydrogen charging spaces should be provided where there will be demand from end users of the development.

Further guidance on Electric Vehicle Charging requirements and how these should be implemented will be provided in Energy and Electric Vehicle Charging Supplementary Guidance.

08

Energy, Resources and resilience

247 East Ayrshire has a long history of mineral extraction and is today an important centre of renewable energy production and research. The Plan assists in delivering the Scottish Government's renewable energy targets and the sector has considerable potential to deliver long term economic growth. This crucial part of the economy and the way in which it influences local communities and the natural environment is addressed through the policies of the Plan.

8.1. Supporting Renewable Energy

248 The generation and use of renewable energy is one of the key enablers to achieving net-zero carbon emissions and tackling climate change. The transition to cleaner, greener energy is already happening, but this must continue to enable the necessary shift in how we heat our homes, how we power our transport and how we provide energy for industry.

249 East Ayrshire is playing a significant role in this transition. East Ayrshire accommodates 4 operational wind farms, including part of the UK's largest onshore wind farm, Whitelee, which combined already have the generating capacity to power around 300,000 homes. The consented schemes in the pipeline will increase this many times over. Moving forward, as set out in the spatial strategy, the Ayrshire Growth Deal CoRE project aims to put East Ayrshire at the forefront of renewable energy research and deployment;

250 The LDP supports all forms of renewable energy and aims to ensure East Ayrshire plays its part in tackling the climate emergency and reducing greenhouse gas emissions. This includes support for wind energy development, recognising it as an essential part of the current and future energy mix. The positive policy framework will mean East Ayrshire's full potential for electricity and heat from renewable sources is achieved. Renewable energy developments will be assessed by balancing their contribution to energy targets and reducing carbon emissions, against

any environmental, community and cumulative impacts. Development will be supported where any such impacts can be sufficiently minimised and mitigated.

The following classes of development are designated as national development in National Planning Framework 4:

- 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.

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.

Encouraging a strategic approach to renewable energy development

The Council recognises the benefits that could be achieved by renewable energy developers taking a more strategic, joined up approach to development. Rather than looking at proposals in isolation, developers proposing new developments, extensions or re-powering proposals, including both energy generation and storage, should explore whether better outcomes could be achieved by working more strategically with nearby renewables developers on matters such as nature enhancement, landscape impact, access and recreation and local employment and training opportunities. Linkages to the CoRE project should also be fully explored.

Through a process of collaborative working with a range of stakeholders, the Council intends to adopt as non-statutory planning guidance a development framework for the Hagshaw Energy Cluster, to the east of Muirkirk. By taking a place based approach, the Development Framework will set out strategically how the cluster, which includes a number of separate wind farm developments and proposals, could be developed in the future to maximise both renewable energy output and environmental, social and economic benefits.

Policy RE1: Renewable Energy

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.

The criteria will be considered in terms of the impacts of the development itself and the cumulative impacts arising when the proposed development is considered alongside other developments.

Areas identified for windfarms are expected to be suitable for use in perpetuity.

To maximise renewable energy generation, proposals to re-power or extend existing renewable energy developments will be supported, where they are acceptable when assessed against the Renewable Energy Assessment Criteria table below.

All applications for renewable energy proposals should be accompanied by detailed supporting information to allow a detailed assessment to be made against the criteria, both in terms of the impacts of the development itself and the cumulative impacts when considered alongside other developments.

Energy and Electric Vehicle Charging Supplementary Guidance supports the policy, explaining in greater detail the criteria that will be used to assess renewable energy proposals.

Note: This policy applies to all types of renewable energy development proposals, with the exception of heat and energy from waste.

Hagshaw Renewable Energy Cluster

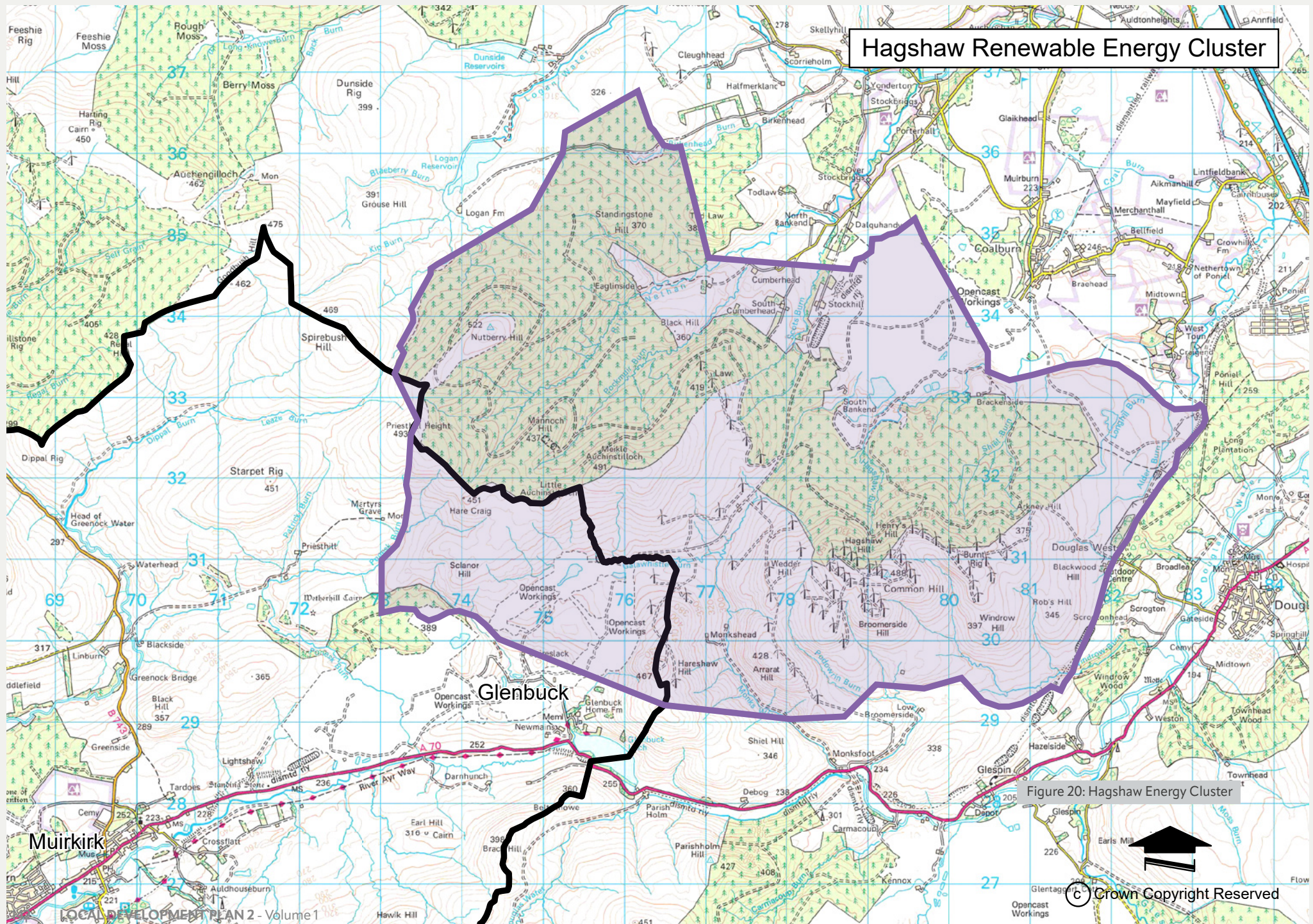


Figure 20: Hagshaw Energy Cluster

Muirkirk

Renewable Energy Assessment Criteria

Climate change impacts:

- Scale of contribution to renewable energy targets
- Effect on greenhouse gas and carbon emissions

Environmental impacts

- 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.

Community and Economic impacts:

- 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.

Infrastructure impacts:

- 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.

Other impacts:

- Cumulative impacts.
- Grid capacity should not constrain renewable energy development

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.



8.2. Heating and Cooling

254 Heat is the biggest element of Scotland's energy use and is the largest source of our emissions. To achieve the national target of net zero carbon emissions by 2045, a fundamental change in the way we heat our homes and buildings will be required.

255 Decarbonisation of heat is required at all scales. For large scale regeneration, commercial and infrastructure projects and major new housing sites, heat networks are encouraged wherever feasible. By allowing recovered heat to be distributed via pipe networks to provide heating or hot water to a development, heat networks can provide both carbon savings and financial savings to residents and organisations served by the heat network. Scotland's heat map, maintained by the Scottish Government, can be used to explore opportunities for heat networks. On a smaller scale, the Plan supports a wide range of renewable heat technologies that can be utilised to decarbonise the heat supply of individual homes or buildings.



Policy RE2: Heating and Cooling

To contribute to carbon emissions targets, the Council will support low and zero carbon approaches to heating and cooling homes and buildings.

A range of renewable heat technologies will be supported including, but not limited to, heat pumps (ground, air and water sourced), geothermal, hydrogen, hydro, combined heating and power (CHP), biomass and solar thermal. The Council will in principal support proposals that take heat from alternative sources, including the ground, rivers, waste and mine waters. Depending on the scale and nature of the development, proposals for renewable heat generation may be required to be assessed against the relevant renewable energy criteria in the table above.

Heat networks and energy centres will be encouraged in new developments at 'major' scale in the hierarchy of development. Major and national development with waste or surplus heat should be co-located in areas of heat demand, where the uses are compatible with regards to all other policies of the Plan. Such proposals should be accompanied by a Heat and Power Plan which clearly demonstrates how energy recovered from the development will be used to produce energy and heat. Where a heat network is not viable, developers should ensure that sites have the capability to be connected to any heat networks that may be developed in the future. 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.

For smaller scale developments and where heat networks are not viable, developments should provide an alternative zero or low emissions heating system. The proposed heating system should form part of the Energy Statement required through Policy RE3.

Domestic biomass energy systems can be supported where (i) networked systems are not available and (ii) the impact on local air quality and of smoke on neighbouring properties has been considered and demonstrated to be acceptable.

Energy and Electric Vehicle Charging supplementary guidance supports this policy, setting out in greater detail the assessment criteria that will apply to each heat generating technology.

Low and zero carbon buildings

The Town and Country Planning (Scotland) Act 1997 (as amended) includes a clear requirement, through Section 3F, for development plans to include policies that require all new buildings to take measures to reduce the projected greenhouse gas emissions from their use, through the installation and operation of low and zero-carbon generating technologies. This policy requirement presents a cross over between Planning and Building Standards, as the energy efficiency of buildings is also a matter assessed through the Buildings Standards legislation. There will therefore be close collaboration with building standards to measure compliance with this policy requirement.

In East Ayrshire, we want developers to go further than achieving the minimum required by this policy. The CoRE project, being undertaken as part of the Ayrshire Growth Deal, will place East Ayrshire at the forefront of creating low carbon communities. This LDP therefore encourages all developers to be ambitious in their approach to minimising the carbon emissions that their development will create. Developers are also encouraged to actively engage with the CoRE project; learning from and then putting into practice relevant outcomes from the research and demonstrator projects that will be undertaken.

Policy RE3: Low and Zero Carbon Buildings

Development proposals for all new buildings will be required to incorporate low and zero carbon generating technologies (LZCGTs) to reduce greenhouse gas emissions and contribute to national climate change targets.

Proposals for all new buildings will have to demonstrate that at least 15% of the overall reduction in carbon emissions as required by Building Standards will be achieved by the installation and operation of LZCGTs. 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.

This requirement will not apply to:

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

Compliance with this policy will require the submission of an Energy Statement, showing clearly which low and zero carbon technologies will be used and how their use will reduce the carbon emissions by at least the 15% required. The Energy Statement should have input from a suitably qualified energy assessor. The Council's building standards section will have a role in assessing the energy statement to ensure compliance with this policy.

Developers are encouraged to contribute further to carbon reduction targets by achieving higher sustainability standards, such as Passivhaus standard or a high BREEAM score.

8.3. Minerals

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- Minerals play a large part in supporting the economy by providing important raw materials for manufacturing, construction, agriculture and other industries. National policy requires minerals resources to be safeguarded and extracted, when needed, in a responsible manner. Planning authorities should ensure a minimum 10-year land bank of permitted reserves for construction aggregates.
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- It is important that East Ayrshire aims to provide appropriate and accessible sources of aggregates and other minerals to meet the needs of the construction and other industries. These policies aim to secure a sustainable supply of minerals whilst protecting communities and the environment from the adverse impacts associated with minerals extraction.



Policy MIN1: Sterilisation of Workable Minerals Resources

When assessing development proposals, the Council will act to ensure that all workable minerals resources which are of economic or conservation value are safeguarded and that these are not permanently sterilised by other development, unless the retention of the minerals resources in the ground can be fully justified.

Extraction of Minerals

Construction Aggregates

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- The construction industry relies on a readily available supply of aggregates to allow essential new development to be built. Without such a supply, development would stall and economic growth and renewal would be undermined. The LDP aims to support the extraction of construction aggregates where this is required to meet a need a Construction aggregates are defined in the LDP as:

Sand and gravel	
Clay	
Sedimentary rocks (Hard rock)	Greywacke
	Limestone
	Sandstone
Igneous rocks (Hard rock)	Felsite
	Basalt
	Quartz dolerite
	Diorite

Figure 21: Construction aggregates

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Supply of Construction Aggregates in Ayrshire

NPF4 indicates that LDPs should support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times in market areas. It indicates that this can be achieved through the identification of an area of search or alternatively, if a sufficient landbank already exists, a criteria based policy approach may be more appropriate. In terms of supply, the evidence gathered across the Ayrshire market area demonstrates that there is a plentiful supply of all construction aggregates, with the exception of clay, for at least a 15 year period as Figure 22 below shows.

Type of mineral	Tonnage that can be extracted (million tonnes)	Latest expiry date of consent(s)
Sand and gravel	11.1	2036
Clay	0.9	2023
Sedimentary rock	3.7	2042
Igneous rock	12.1	2036

Figure 22: Ayrshire aggregates landbank

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The following locations within East Ayrshire contribute to Ayrshire's landbank for construction aggregates:

Quarry	Mineral	Consented extraction (estimated reserves at time of consent) (tonnes)	Approximate expiry of consent
Tincornhill, by Sorn	Hard rock (Diorite Greywacke)	6.5 million	2022
North Drumboy	Hard rock (Basalt)	1.93 million	2033
Garpel, by Muirkirk	Sand & Gravel	4 million	2036
The Meadows, by Galston	Sand & Gravel	65,000	2021

Figure 23: Mineral extraction in East Ayrshire

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As indicated above the only aggregate for which a 15 year landbank is not available is clay. East Ayrshire's supply of clay is largely confined to the coal seams (fireclay) and therefore opportunities to extract the clay are normally only explored in tandem with coal extraction.

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As a sufficient landbank of aggregates exists in Ayrshire, the LDP does not provide an Area of Search. Any application for new aggregates sites or extensions to existing sites will be assessed against policy MIN2 and all other relevant policies of the LDP.

Coal

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East Ayrshire has a long history of providing coal for use in the UK energy market. Between 2003 and 2014, East Ayrshire produced an average of 30.5% of total saleable opencast coal extracted in the UK and an average of 53.3% of all saleable coal extracted in Scotland. 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. Longannet, the last coal-fired power station in Scotland, closed in March 2016. This means that there is no power station in Scotland which coal can be transported to, nor which can support the energy mix. The first coal-free energy usage day in the United Kingdom was recorded in 2017. In 2020, the UK burnt no coal for a continuous 67 days. Overall, coal contributed just 2.1 per cent of the UK's total power mix in 2019.

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In this context, and in the context of the wider climate change agenda, no area of search for coal is included in the LDP. Planning applications that seek to explore, develop and produce fossil fuels (excluding unconventional oil and gas which is not supported) will not be supported other than in exceptional circumstances. Any such exceptions would need to demonstrate that the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions. Should any application for the extraction of coal come forward in the lifetime of LDP2, it will be assessed against Policy MIN2: Extraction of minerals.

Policy MIN2: Extraction of minerals

The extraction of minerals will be supported where there will be no unacceptable and significant adverse impact on local communities and the environment. The following criteria will be used to assess applications, and applicants should provide supporting information and mitigation measures accordingly:

- the contribution to the maintenance of a landbank of reserves for construction aggregates;
- impact on any nearby homes, local communities and known sensitive receptors and designations;
- impacts upon biodiversity and the natural environment, sensitive habitats and the historic environment;
- impacts in terms of noise, dust, vibration, odour, and potential pollution of land, air and water;
- landscape and visual impacts;
- cumulative impacts;
- impacts upon transport, including cumulative impacts (in respect of traffic movements related to wind farms under construction or consented, quarries and surface coal mining sites). The number and length of lorry trips should be specified and rail transport should be used wherever practical;
- suitability of the restoration and aftercare proposals for the site; and
- the benefits accruing from the proposal including local employment opportunities

In addition to meeting the above criteria¹¹, proposals for surface mining will be supported only if the applicant can demonstrate that:

- they have explored the potential for clay extraction as part of the development; and
- the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions.

¹¹Proposals for surface coal mining do not have to provide information about the contribution to the maintenance of a landbank of reserves for construction aggregates

Applicants should note that any commercially sensitive information submitted to support an application will be treated in the strictest confidence.

Policy MIN3: Minerals Restoration and Placemaking

All development should:

- restore the land to the highest possible standard which is suitable for other appropriate uses; and
- Identify opportunities for environmental improvement in restoration and incorporate these where practicable.

Opencast coal sites must be progressively restored.

Policy MIN4: Protecting communities

The Council will support proposals for minerals operations, which provide an adequate separation distance between the development site and nearby communities and sensitive receptors, and that minimise any adverse impact on them. The separation distance should be demonstrated by a buffer zone between the proposed site and communities. The precise scale of the buffer should be defined on the basis of the specific circumstances of the proposals, including:

- the nature of the extraction activity, including consideration of method of working, working hours, associated environmental effects such as dust, noise, vibration, lighting and transportation requirements;
- the size of the site;
- the duration of the work;
- the geographic location;
- the topography of the site and surrounding landscape; and
- the surrounding land uses and surrounding development proposals.

Proposals within 500 metres of a settlement or any residential dwelling are unlikely to be supported and will only be so where local circumstances, including the removal of dereliction, small-scale prior extraction or stabilisation of mining legacy, justify a limited separation distance. Non-engineering works or mitigation measures within 500 metres may be acceptable.

Policy MIN5: Protecting residential amenity

The Council will seek to ensure that all applications for mineral development will not create an unacceptable impact through the generation of noise, dust, vibration, air and light pollution particularly where they affect local communities and individual houses.

Applicants should submit supporting information with all minerals related applications which demonstrates that they have considered, minimised and if necessary mitigated:

- potential effects of the operational working of the site on existing residential properties and nearby communities, including noise, dust and vibrations;
- the effects of the proposal on the visual amenity and physical setting of residential properties and nearby communities; and

- (iii) the potential adverse effects of the transportation of extracted materials on local communities and dwellings located along proposed haulage routes.

Policy MIN6: Duration of extraction period

Permission granted for minerals extraction will be time limited. Any application to extend the life of the development beyond the consented period will only be supported where:

- need and demand for the mineral in the market area can be demonstrated;
- there will not be an unacceptable adverse impact on local communities and individual houses;
- there will be no unacceptable adverse environmental impacts arising from the time extension;
- the original restoration and aftercare proposals are updated and/or revised to the satisfaction of the Council; and
- restoration has been progressed as far as practicable on any completed areas prior to the commencement of works on an extended site.

Borrow Pits

A borrow pit is an area where minerals (such as sand, gravel and rock) are extracted within a site. Borrow pits are often found on windfarm developments and close to major construction/ infrastructure projects. The voids created by borrow pits are restored by backfilling with surplus or unusable material. Historically, borrow pits were created on small and localised sites but increasingly they are used on large scale projects such as the South West Scotland Connections Project¹².

¹²The South West Scotland Connections Project is a project by SP Energy Networks which will support and facilitate the connection of wind farms through a new transmission system (overhead electricity line) from the existing Coynton substation to a new substation in Dalmellington.

The prime reason for allowing the creation of borrow pits is that environmental and economic benefits may ensue due to a reduction in HGV movements transporting materials to a site via local roads.

Within East Ayrshire, borrow pits are usually linked to applications for windfarms. Within the Environmental Statement of a windfarm planning application, specific details are usually given on the number of borrow pits, the volume of material being extracted, their location and the proposed restoration scheme. Depending on the site, borrow pits may have their own restoration bond separate from the wind turbines. Compliance monitoring regimes will regulate the infilling of the borrow pits.

Policy MIN7: Borrow pits

Borrow pits will only be permitted where it can be demonstrated that:

- they are time-limited;
- they are tied to a particular project; and
- there are appropriate reclamation measures in place which are enforceable.

All borrow pits will be required to be within the planning application boundary of the project the mineral is to be used for. The requirement for the formation of an additional borrow pit will need to be justified in terms of insufficient (fit for purpose) supplies in the first borrow pit.

In addition to being assessed against the broader provisions of the Plan, proposals for borrow pits will be considered in relation to:

- (i) the needs of particular construction projects;

- (ii) the distance of the project from suitable quarries;
 - (iii) the number of vehicle movements which will be avoided;
 - (iv) carbon assessments;
 - (v) the duration of the excavation;
 - (vi) site specific proposals for restoration and aftercare;
 - (vii) environmental considerations such as impacts on the water environment including watercourses and GWDTEs; and
 - (viii) potential disturbance to wildlife.
- The Council will require applicants to submit supporting evidence in respect of the above criteria to accompany any application which involves the creation of borrow pits.

Recycled and Secondary Aggregates

The quantities of recycled and secondary aggregates produced and used within the UK have progressively increased over the last 30 years. By reducing the demand on primary aggregates, recycled and secondary aggregates are helping the minerals and construction industry to become more sustainable. NPF4 sets out the importance of maintaining an adequate supply of aggregates for the minerals industry.

Recycled and secondary materials now account for 29% of Great Britain's aggregates market. However, it should be noted that recycled and secondary aggregates can never entirely replace primary aggregates as they do not always demonstrate the required properties needed for the construction of new developments.

Examples of recycled materials include:

- construction and demolition waste
- asphalt planings (e.g. from road surfaces)
- railway ballast (the chipped stones found along edges of the railway track)
- clean concrete

Secondary materials include:

- power station ash (residue of coal production such as pulverised fuel ash)
- slate

Some of these materials can be used to form other construction materials such as concrete and asphalt. These examples are not specific to East Ayrshire, and not all examples will be found in the area. Recycled and secondary aggregates are a means of assisting in meeting the demand for aggregates and of encouraging innovative construction techniques. Recycled and secondary aggregate industries require infrastructure (such as factories, plants or sites) to operate. If recycled materials are to be used within a proposed development the Council would expect to be provided with the details of the nature of the material, how much material is to be recycled and how and where it will be used in the proposed development.

The Scottish Government is supportive of a more circular economy with more materials being reused. One way in which the planning system can support the development of the circular economy is by supporting the construction of permanent facilities for the recycling of aggregates. There is a shortfall of waste management infrastructure in Scotland and national policy states that emphasis on new waste management facilities should be placed on the need of the facility instead of proximity to source materials. As the national network of installations is further developed, there will be scope for giving greater weight to proximity in identifying suitable locations for new waste management facilities. The introduction of the Landfill Tax and the Aggregates Levy has acted as a driver in reducing the amount of recyclable materials going to landfill.

One potential recycled/secondary aggregate source is spoil tips. Spoil tips are waste heaps which arise from various types of mineral working and can be seen across the landscapes of East Ayrshire. Spoil tips from former mineral extraction sites which contain residual mineral deposits may have been in place for some time and natural regeneration may have occurred. Nevertheless, the material may be suitable to use as secondary aggregates. Appropriate spoil tip restoration and monitoring would have to be carried out should the opportunities to extract from these sources prove viable. Many spoil tips which have undergone naturalisation will support a variety of flora and fauna and their environmental value would have to be assessed in any proposal to extract materials for use in restoration schemes.

Policy MIN8: Reworking of Waste Spoil Tips

The Council will, subject to the provisions of all other relevant policies in the Plan, support proposals for the reworking of waste spoil tips where this will lead to the restoration or reinstatement of degraded land. This will be subject to an assessment of the risks of mobilising pollutants and contaminants and the quality, scarcity and variety of any existing spoil tip naturalisation and associated flora and fauna. This policy does not apply to sites pending restoration which require to use overburden as part of approved restoration plans.

Policy MIN9: Extraction of secondary aggregates

The extraction of secondary materials with primary materials (excluding peat) will be supported subject to sufficient material being present for restoration purposes and appropriate consents being sought.

8.4. Zero Waste

The Council is committed to implementing Scotland's Zero Waste Plan (ZWP) which means wasting as little as possible and recognising that every item and material we use is a resource that can potentially add value to our economy. This LDP encourages sustainable economic growth through providing a supportive policy context for the establishment of new business and industry relating to waste, whilst at the same time providing a policy framework to ensure that the amenity of our residents, settlements and natural environment are not compromised in any way by the development of new or extended waste management facilities.



The Scottish Government's Waste Hierarchy identifies the prevention of waste as the highest priority followed by reuse, recycling, and recovery of other value (e.g. energy) with disposal as the least desirable option. The Plan supports and promotes this approach to sustainable waste management and acknowledges that it is essential in meeting the Scottish Government objective of achieving the recycling of 70% of household waste and of sending no more than 5% of Scotland's annual waste to landfill by 2025.

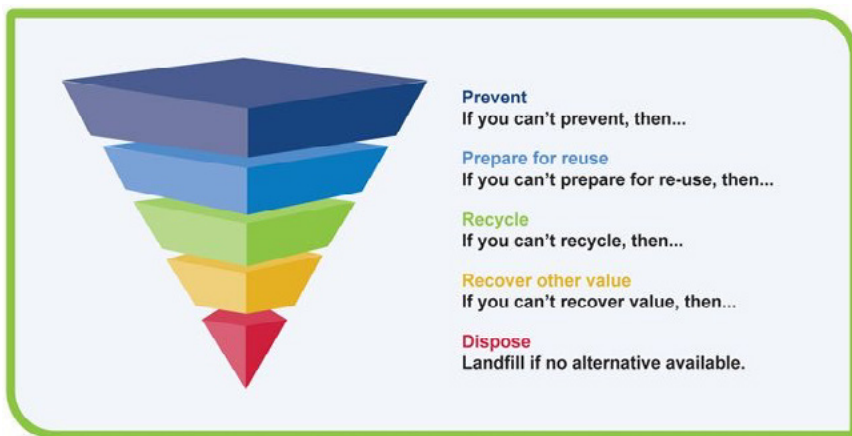


Figure 24. Scottish Government Waste Hierarchy

East Ayrshire Council emphasises the importance of achieving a sustainable, circular economy in which resources are kept in use for as long as possible, the maximum value is extracted from them whilst in use and products and materials are recovered and regenerated at the end of each product's viable lifecycle. This approach recognises the value of secondary resources and waste to the economy, taking into account whole life carbon costs and the prioritisation of the recycling of materials.

The Council is fully supportive of new waste management facilities, which are deemed to be crucial in order to meet national waste capacity requirements, including the potential for landfill, but only where these new facilities are fully supported by the Zero Waste Plan.

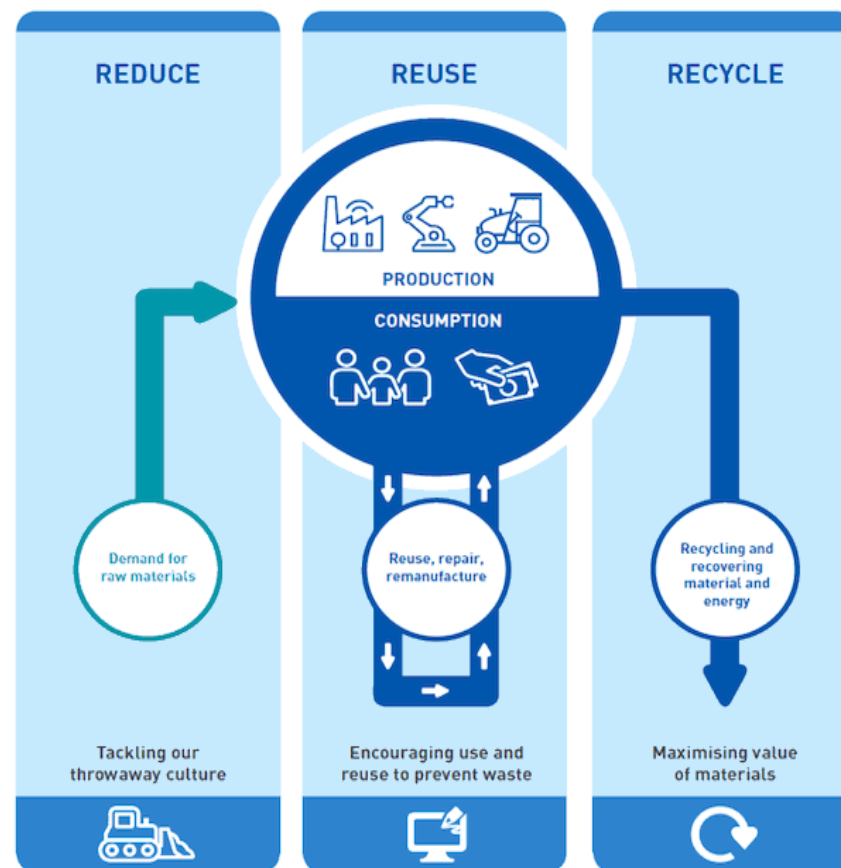


Figure 25. A circular economy approach to production and consumption
(Source: Zero Waste Scotland)

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A detailed planning application must be submitted; applications for planning permission in principle will not be acceptable. Applicants are encouraged to submit sufficient information to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring and a design statement in support of the application, where the development would have more than a local visual impact.

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The establishment of materials management facilities to accelerate the transition to a circular economy is supported as a NPF4 National Development. A range of sites and facilities will be required to retain the resource value of materials so that the use of materials in the economy can be maximised and the use of virgin materials minimised in order to reduce greenhouse gas emissions. This LDP allocates a number of sites to accommodate materials management activities and supports proposals subject to conformity to the waste policies detailed below.

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A development within one or more of the following Classes of Development that is of a scale or type that would otherwise have been classified as 'major' by 'The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009' is designated a NPF4 National Development in NPF4:

- (i) facilities for managing secondary materials;
- (ii) repurposing facilities;
- (iii) reprocessing facilities; and
- (iv) recycling facilities.

Policy WM1: Waste Management in New Development

All development will require to meet with the aims of the Zero Waste Plan and follow the principles of the Waste Hierarchy, as per Figure 24. Development proposals that are likely to generate waste when operational, including residential, commercial and industrial properties, should include provision as an integral part of the original design to maximise waste reduction and waste separation at source, and minimise the cross-contamination of materials, through:

- (i) appropriate segregation and storage of waste;
- (ii) appropriate convenient access for the collection of waste; and
- (iii) appropriate recycling and localised waste management facilities.

Development proposals should aim to reduce, reuse, or recycle materials in line with the waste hierarchy. All developments should aim to use materials with the lowest forms of embodied emissions. Materials should be suitable for reuse with minimal reprocessing. The use of previously used, sustainable, local, recycled and natural construction materials that also store carbon, such as timber, is encouraged. Construction and demolition methods should minimise emissions as far as possible.

Policy WM2: Development & the Circular Economy

Development proposals within the categories of national and major developments should take into account circular economy principles and aim to reduce, reuse or recycle waste in line with the waste hierarchy. Where appropriate, they should:

- (i) Reuse existing buildings and infrastructure;
- (ii) Minimise demolition and salvage materials for reuse;
- (iii) Use design and construction measures to minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
- (iv) Support maintenance, longevity, adaptability and flexibility;
- (v) Identify how much waste the proposal is expected to generate and how and where the waste will be managed in accordance with the waste hierarchy, including demonstrating the management of as much waste as possible on site;
- (vi) Make provision for adequate and accessible storage space and collection systems when the development is operational to support the waste hierarchy, including reuse and recycling; and
- (vii) Set out how performance will be monitored and reported.

Policy WM3: Waste Management Facilities

Proposals for new and extended waste management infrastructure and facilities, including any waste activity which is ancillary to an industrial process, will be assessed against NPF4, other relevant LDP policies and considered against the following criteria:

- (i) There are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities, natural heritage and historic environment assets;
- (ii) Environmental (including cumulative) impacts relating to noise, wind-blown material and dust, smells, pest control and pollution of land, air and water are acceptable;
- (iii) Any greenhouse gas emissions resulting from the processing and transportation of wastes to and from the facility are minimised and offset;
- (iv) An adequate buffer zone¹³ between sites and settlements is provided taking account of the various environmental effects likely to arise;
- (v) A restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored in the event of operator failure in accordance with Policy FIN1 and the Council's Supplementary Guidance on Financial Guarantees;
- (vi) Development proposals for new waste infrastructure (except landfill and energy from waste/incineration) should be supported if the proposal is located within an established area suitable for business (Class 4), general industrial (Class 5) or storage (Class 6) and provided they are in line with Scottish Government objectives on waste management to maximise the value of secondary resources to the economy and move waste as high up the waste hierarchy as possible. Consideration should also be given to co-location with end users of outputs to support the establishment of associated industries and

businesses to maximise the value of secondary resources, where appropriate. Any new secondary industries and businesses will be assessed against all relevant LDP policies including those relating to business and industry. Outwith those areas only small scale facilities needing a location accessible to the public will be supported (e.g. bottle banks and deposit return scheme return points);

(vii) Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant should be supported; and

(viii) Development proposals for new or extended landfill sites should only be supported where there is a demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management and waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification must be provided.

Development proposals should not be supported if they would, either directly or indirectly, limit the operation of existing or proposed waste management facilities.

¹³ Buffer Zone: area of land separating waste management facilities from adjoining sensitive land uses and settlements to ensure that communities are not directly affected by such forms of development. As a general rule, appropriate buffer distances may be:

- 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plants;
- 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant; and
- >250m sensitive receptors and landfill sites.

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The Council, wherever possible or feasible, will encourage the combination of different waste management processes within a single site, where there is a proliferation of separate waste management facilities within close proximity to a local community or within a particular settlement.

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Existing waste management facilities within East Ayrshire are listed in Schedule 7. In line with NPF4, the LDP safeguards each of these facilities and ensures that development taking place in their vicinity will not impact detrimentally upon their operations.

Policy WM4: Recovery of Energy from Waste

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:

- (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 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.

8.5. Financial Guarantees

For certain types of development, including renewable energy, minerals and waste, where decommissioning, restoration and aftercare are essential, the Council will require a financial guarantee to be in place to provide certainty to the Council and communities that decommissioning and restoration will take place as consented. This is critical to the Council supporting a proposal.

The overarching purpose of a financial guarantee is to ensure that if a development or decommissioning/restoration has not been carried out in accordance with the approved consent and, having been given the opportunity, the developer has not rectified the breach, the Council can, as part of a wider range of actions, call on either all or part of the financial guarantee to rectify the breach.

A fundamental principle of the financial guarantee requirement is that the value of the guarantee must remain sufficient to cover the necessary works. The value of the guarantee must therefore be reviewed throughout the lifetime of the development to ensure it remains fit for purpose.

Any financial guarantee will provide assurance and clarity over the amount and period of the guarantee and in particular, where it is a bond, the risks covered (including operator failure) and the triggers for calling in a bond, including payment terms.

Policy FIN1: Financial Guarantees

Where necessary in terms of the scale and potential environmental impact of a proposal, and/or where restoration and aftercare are essential, the Council will require a financial guarantee for renewable energy, minerals, waste management and electrical infrastructure projects, to ensure that all decommissioning, restoration, aftercare and mitigation requirements attached to planning consents can be met in full.

A financial guarantee may be required for other types of development, dependent on scale, potential impact and the requirement for decommissioning and restoration.

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

The financial guarantee will be reviewed at regular intervals, by an independent party, to ensure it remains of a sufficient level to cover all potential restoration, aftercare, decommissioning and mitigation costs.

This policy will be accompanied by Financial Guarantees Supplementary Guidance.

Compliance monitoring

The Council has established a robust approach to compliance monitoring in respect of minerals extraction, renewable energy, landfill and electrical infrastructure, where the development has potentially significant environmental impacts. Compliance monitoring is an essential process that, though careful and responsible management, can ensure that the potential negative impact of a development on the environment and communities can be avoided or minimised.

Compliance monitoring is required to cover:

- **Environmental monitoring.** Dependent on the development type, this may include, but not be limited to (i) noise, (ii) blasting, (iii), air quality and (iv) water quality. Off-site environmental monitoring may also be required, recognising that developments can have impacts wider than just the site itself.
- Compliance with **planning conditions.** Planning conditions attached to planning permission should be complied with to avoid breaches in planning consents. Sites will be monitored to ensure development is taking place in accord with conditions, including monitoring the progress of development against phasing plans and work programmes, if applicable.

- Compliance with **legal agreements.** Legal agreements will often be required to cover such matters as the establishment of technical working groups and community liaison groups, vehicle movements, community benefit contributions, restoration and aftercare details. Compliance monitoring will ensure that the relevant legal requirements are being complied with.
- Compliance with **financial guarantees.** Compliance monitoring will ensure the ongoing adequacy of the agreed financial guarantee.

Encouraging wider community benefits

Local Authorities can, when a proposal is acceptable in land use terms, engage in negotiations to secure community benefits, separate from the planning application process. In accordance with this, for renewable energy proposals the Council has in place an established Renewable Energy Fund, managed by the Council, but with funding exclusively for local communities. Developers are encouraged to contribute to the REF via an annual payment based on a sum payable per megawatt of installed capacity.

A new Minerals Fund has also been established by the Council. The fund is used solely for strategic or community-led projects for the benefit of communities affected by minerals operations. If voluntary contributions are offered, the amount paid into the Minerals Fund should be matched by the same amount being given directly to individual communities, where there are appropriate governance arrangements in place to manage the funds.

Alternatively, the Council recognises that some developers may propose alternative arrangements while working directly with communities. Such arrangements should be in line with the Scottish Government's good practice principles and have the support of local communities.

Non-statutory guidance on community benefits will provide more detailed advice for developers and the community on the Council's preferred schemes.

8.6. Climate Resilience

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Tackling climate change means taking actions to reduce greenhouse gas emissions and achieve net-zero emissions by 2045. At the same time, action is needed to increase resilience to climate change, by ensuring communities, the economy and the environment are equipped to deal with the impacts of climate change. Addressing climate change and increasing climate resilience underpin the entire LDP. This section of the Plan sets out additional policies to ensure climate resilience will be fully embedded within the design and assessment of development proposals.

Policy CR1: Flood Risk Management

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:

- 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
- 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.

The following provisions apply:

- (i) Subject to Flood Risk Assessment (FRA), there will be a presumption in favour of new development which:
 - 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 as to reflect the discharge rate stated in (g) above;

i.	incorporates the use of water resistant and/or resilient construction materials and measures; and
j.	does not create an island of development and provides safe access and egress free of flood risk to the site.
(ii)	Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.
(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.
(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.
(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.
(vi)	the Council will support development of the following flood prevention measures:
a.	wetland creation and peatland restoration;
b.	green and blue infrastructure;
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
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.
(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.
(viii) All proposals should presume no surface water connection to the combined sewer.
The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.
Development proposals should demonstrate that future adaptations can be made to accommodate the effects of climate change.

Reducing greenhouse gas emissions

In order to reduce greenhouse gas emissions, it is crucial to carefully manage those developments that have the potential to emit significant levels of pollution. The following policy will ensure such developments are in the public interest and take steps to minimise the level of emissions.

Policy CR2: Emissions

Development proposals for national, major, EIA development or any other development proposal that the Planning Authority deems may generate significant greenhouse gas emissions, should be accompanied by a whole-life assessment of greenhouse gas emissions from the development.

Development proposals that will generate significant emissions, on their own or cumulatively with other proposals, allocations or consented development, will not be supported unless:

- it is demonstrated that the proposed development is in the long-term public interest; and
- the applicant provides evidence that the level of emissions is the minimum that can be achieved for the development to be viable, and has considered off-setting measures sequentially both on site and off site.

Information on viability may be requested to support applications.

Carbon Sequestration

Carbon sequestration is the process of capturing and storing carbon dioxide. Taking carbon dioxide out of the atmosphere and securing its long term storage, is one way to slow global warming and reduce the impacts of climate change.

Research in 2017 (DECC and BGS) found that prospects for carbon dioxide sequestration are limited in East Ayrshire due to the extensive nature of previous underground mining activity, however, there are a number of small areas with 'good' potential. Any proposed development will be controlled by the application of Policy CR3 below and all other relevant LDP2 policies.

Policy CR3: Carbon Sequestration

Planning applications for carbon sequestration and negative emissions technologies shall be assessed against the following criteria:

- the contribution a proposal makes towards maintaining a diverse energy mix and improving energy security;
- impacts on local communities and other sensitive receptors;
- impacts upon any natural or built heritage features;
- impacts in terms of noise, dust, vibration, odour, air quality and water quality;
- impacts upon landscape;
- impacts upon transport;
- the suitability of the restoration and aftercare proposals for the site; and
- the benefits accruing from the proposal including any restoration or abandoned/derelict minerals sites and local employment opportunities.

09

Additional Information

9.1. Glossary

20 Minute Neighbourhood	Compact neighbourhoods designed in such a way that all people can meet the majority of their daily needs within a reasonable walk, wheel or cycle. This is achieved when residential development integrates with green spaces, local shops, community and municipal facilities, health and social care services, and public transport hubs. The concept applies differently in rural areas and towns, where the latter are more likely to provide a larger array of services and shops that enable local living.
Active frontage	Any face of a building where there is an active visual engagement between those in the street and those on the ground floor of a building, in particular those frontages with main entrances to the building or to premises within the building. Active frontages may refer to shopfronts, atriums and foyers, and other main accesses that generate activity.
Active travel	Forms of everyday travel that involve physical activity, primarily walking and cycling.
Affordable housing	Housing of a reasonable quality that is affordable to people on low incomes. This can include social rented, mid-market rented, shared-ownership, shared equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy.
Aftercare	Measures necessary to bring restored land up to the required standard for the intended after-use.
Aggregates (construction aggregates)	Material from the ground used in construction including sand, gravel and stone.

Anchor Institution	<p>The term 'anchor institution' is used to refer to organisations which:</p> <ol style="list-style-type: none"> 1. Have an important presence in a place, usually through a combination of: being large-scale employers, the largest purchasers of goods and services in the locality, controlling large areas of land and/or having relatively fixed assets. 2. Are tied to a particular place by their mission, histories, physical assets and local relationships. Examples include local authorities, NHS trusts, universities, trade unions, large local businesses, the combined activities of the community and voluntary sector and housing associations.
Biodiversity	The variability in living organisms and the ecological complexes of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).
Blue infrastructure	Water environment features within the natural and built environments that provide a range of ecosystem services. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving, sustainable urban drainage systems and raingardens
Bonds (financial)	Funding held in security; in the case of minerals it is held for restoration in case restoration does not take place.
Brownfield land	Land that has previously been developed for uses other than agricultural, and has not yet reverted to a natural state. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable.
Buffer zone (minerals)	An area of land separating mineral development from adjoining sensitive land uses and settlements to ensure that communities are not directly affected by such forms of development.

Carbon sequestration	The long-term removal, capture, or sequestration of carbon dioxide from the atmosphere to slow or reverse atmospheric CO2 pollution and to mitigate or reverse climate change. sequestration.
Central Scotland Green Network (CSGN)	One of 18 national developments included in the National Planning Framework 4, the development of the CSGN aims to expand and enhance a network of green spaces across central Scotland on a large scale, providing environmental, social, health and economic benefits.
Circular economy	A circular economy is one that is designed to reduce the demand for raw material in products; to encourage reuse, repair and manufacture by designing products and materials to last as long as possible in line with the waste hierarchy.
Climate change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
Community	A body of people. A community can be based on location (for example people who live or work in or use an area), common identity (for example a shared ethnicity, language, age) or common interest (for example the business community, amenity, sports, social or heritage groups).
Community Plan	The sovereign strategic planning document for the Council and its partners, for the delivery of public services within East Ayrshire.
Community Wealth Building	An approach to economic development that changes the way that our economies function, retaining more wealth and opportunity for the benefit of local people.
Compact Growth	Model of urban growth that seeks to increase the density of settlements to avoid or minimise urban expansion on greenfield land, making optimal use of available land safeguarding it for future uses, and encouraging local living . It also enables more efficient public transport and delivers infrastructure at a lower per capita cost. This can be achieved by prioritising brownfield , vacant and derelict land, and developing sites to higher densities within settlements.

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).
Conservation Area	Conservation areas are areas which have special architectural or historic interest that are considered worthy of protection. To be designated as a conservation area it must meet the criteria of 'special architectural or historic interest the character or appearance of which is desirable to preserve or enhance', as set out in Section 61 of the Planning Listed Buildings and Conservation Areas (Scotland) Act 1997.
Conservation Area Regeneration Scheme	A grant giving programme, run by Historic Environment Scotland, providing financial assistance to area based regeneration and conservation initiatives.
Core Paths Plan	Required through the Land Reform Scotland Act (2003), Local Authorities have a duty to prepare a Core Paths Plan, designating routes that facilitate access to the outdoors.
Critically endangered	A species considered to be facing an extremely high risk of extinction in the wild.
Cumulative Impact	Impact in combination with other development. For example, the impact of a proposed wind turbine on the landscape, when it is considered alongside nearby turbines.
Decarbonisation	Reducing the amount of gaseous carbon compounds released by buildings, activities or operations.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Further detail on the meaning of development can be found in Section 26 of the Town and Country Planning (Scotland) Act 1997 as amended.

Developer Contributions	Contributions made by developers to provide or help provide new infrastructure, facilities or amenities, such as road improvements or new recreational facilities, or to supplement existing provision, where these are required as a consequence of the development being proposed on its own, or as result of the cumulative impact of development in the area.
Deliverable land	Land that is free from constraints or there is a commitment to overcome constraints, and development is able to be delivered within the pipeline period identified for the site.
Enabling development	Enabling development is development that would not be in compliance with local and/or national planning policies, and not normally be permitted, except for the fact that it would secure the future conservation of a historic environment asset and the wider benefits outweigh the impacts of not adhering to those policies.
Endangered	A species considered to be facing a very high risk of extinction in the wild.
Eutrophication	Excessive richness of nutrients in a lake or other body of water, frequently due to run-off from the land, which causes a dense growth of plant life.
Flood	The temporary covering by water from any source of land not normally covered by water, but not including the overflow of a sewage system.
Flood Plain	The generally flat areas adjacent to a watercourse or the sea where water flows in time of flood or would flow but for the presence of flood prevention measures. The limits of a flood plain are defined by the peak water level of an appropriate return period event. See also Future functional flood plain.
Flood Risk	The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.
Flood Risk Management Plan	To be prepared at both a strategic and local level, Flood Risk Management Plans will set out the measures that require to be carried out to reduce the risk of flooding.

Forestry and Woodland Strategy	A strategy prepared by a planning authority either singly or in collaboration with other planning authorities, which sets out policies and proposals for the development of forestry and woodlands in their area, according to the Planning (Scotland) Act 2019.
Future functional flood plain	The areas of land where water flows in times of flood which should be safeguarded from further development because of their function as flood water storage areas. For planning purposes the future functional floodplain will generally have a greater than 0.5% (1:200) probability of flooding by 2080. https://map.sepa.org.uk/floodmaps/FloodRisk
Gardens and designed landscapes	The Inventory of Gardens and Designed Landscapes recognises sites where garden grounds and landscapes have been intentionally laid out for artistic effect which are of national importance. The inventory is maintained by Historic Environment Scotland.
Green Infrastructure	Includes green and blue features of the natural and built environment that provide multiple benefits. Green features include woodlands, trees, allotments, play areas, churchyards and grassy areas. Blue features include rivers, lakes and wetlands.
Green networks	Connected areas of green infrastructure and open space, that together form an integrated and multi-functional network.
Green space	Space which provides a recreational function, an amenity function, or aesthetic value to the public such as areas of: (a) grass, (b) trees, (c) other vegetation, (d) water, but not including agricultural or horticultural land.
Ground water dependent terrestrial ecosystems (GWDTE)	An ecosystem whose sustenance relies on groundwater input. These ecosystems emerge from aquifers and water tables. In simpler terms, it is a community of plants and animals which interact with each other and feed off water which comes from the ground.
Habitat	An ecological or environmental area that is inhabited by a particular species of animal, plant, or other type of organism.
Heat Networks	A sustainable and efficient form of heating, with a single source directly heating a number of different users.

Historic Battlefields	The Inventory of Historic Battlefields recognises sites where a nationally important battle took place, soldiers fought and died, and where significant military activities happened. Their selection, assessment and designation is carried out by Historic Environment Scotland.
Historic Environment	The historic environment is 'the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand'.
Housing Land Supply	Comprises sites of 4 or more houses that have planning consent and /or are identified in the Plan as development opportunity sites for housing.
Housing Market Area	The area in which households are willing to consider searching for and purchasing alternative accommodation without changing employment or pursuing other major lifestyle changes.
Housing Needs and Demand Assessment	An assessment of the number and types of houses required to meet demand over a 10 year period. The East Ayrshire assessment follows the advice and methodology set out by the Scottish Government.
Huts (hutting)	A simple building used intermittently as recreational accommodation (i.e. not a principal residence); having an internal floor area of no more than 30 square meters; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that it is removable with little or no trace at the end of its life. Huts may be built singly or in groups.
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.
Infrastructure	Basic services and facilities required to allow development to take place, such as roads, water, sewerage, gas and electricity. May also include schools and community facilities.
Landbank	Stock of approved and / or implemented planning permissions, in this case for the winning and working of minerals.

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.
Listed building	A listed building is a built structure of 'special architectural or historic interest'. The term 'building' can be defined as 'anything made by people' such as houses, schools, factories, boundary walls, bridges and sculptures. They are designated by Historic Environment Scotland under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and they maintain the list.
Local housing strategy	Local Housing Strategies were introduced as part of the Housing (Scotland) Act 2001 to widen the strategic and enabling role for local authorities in relation to housing in their area. The Local Housing Strategy (LHS) sets out the outcomes the Council and its partners want to achieve, and the actions they will take, to address housing need and demand in their area.
Local Living	Circumstances that enable the residents of an area to satisfy most of their daily needs within the local area, encouraging active travel and reducing the extent to which less sustainable modes of transport are needed on a daily basis. This can be achieved by the delivery of 20 minute neighbourhoods . This in turn helps reduce inequalities, increase the quality of life and improve public health, while tackling climate change .
Local Nature Conservation Site (LNCS)	Sites of nature conservation interest identified by the Scottish Wildlife Trust which are considered worthy of non-statutory protection from insensitive or inappropriate development.
Masterplan	A strategic scheme within which a location is proposed to be regenerated or changed in order to meet a perceived challenge or strategic need.
Minerals	A naturally occurring substance that is usually solid and inorganic, formed as a result of geological processes.

Mitigation hierarchy	The mitigation hierarchy indicates the order in which the impacts of development should be considered and addressed. These are: i. avoid – by removing the impact at the outset; ii. minimise – by reducing the impact; iii. restore – by repairing damaged habitats; and iv. offset – by compensating for the residual impact that remains, with preference to on-site over off-site measures.
National Planning Framework 4	The spatial expression of the Scottish Government's Economic Strategy, setting out a long term vision for development and investment across Scotland. Adopted in 2023.
Nationally rare (species)	A species found in 1-15 hectads (100 square kilometres).
Nationally scarce (species)	A species found in 16-100 hectads.
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.
Net zero	Scotland has set a target to become 'Net Zero' by 2045. This means the amount of greenhouse gas emissions we put into the atmosphere and the amount we are able to take out will add up to zero.
National Transport Strategy 2 (NTS2)	The National Transport Strategy 2 (NTS2) sets out an ambitious vision for Scotland's transport system for the next 20 years. The vision is underpinned by four priorities: Reduces Inequalities, Takes Climate Action, Helps Deliver Inclusive Economic Growth and Improves our Health and Wellbeing, each with three associated outcomes. The Strategy sets out the strategic framework within which future decisions on investment will be made, including the sustainable travel and investment hierarchies.
Off-Road Haulage Routes	Routes utilising existing or new forestry, minerals and quarry tracks/routes and any other suitable routes which are not on the public road network.

Open space	Space within and on the edge of settlements comprising green space or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function.
Outdoor Sports Facilities	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.
Placemaking	The process of creating successful places, which have 6 qualities in common: a distinct identity, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient.
Planning / Town and Country Planning / Urban Planning	The purpose of planning is to manage the development and use of land in the long term public interest. Anything which contributes to sustainable development, or achieves the national outcomes (within the meaning of Part 1 of the Community Empowerment (Scotland) Act 2015), is to be considered as being in the long term public interest.
Rarity (species)	The term used formally in relation to the number of hectads in which a species is known to occur.
Rural Protection Area	The Rural Protection Area protects areas of countryside surrounding existing settlements, and other areas under pressure for development, from sporadic and inappropriate development in order to protect the rural settings of the settlements concerned and the rural area in general.
Scheduled Monuments	Monuments of national importance that have legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
Section 36 applications	Applications made to the Scottish Government under Section 36 of the Electricity Act (1989), for electricity generating infrastructure, including wind energy developments, with capacity in excess of 50MW per annum.

Section 75 Obligation	Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, entered into by the Council and prospective developer to address those elements of a development proposal which cannot adequately be addressed by the use of planning conditions.
Settlement	The following areas as identified in the East Ayrshire Local Development Plan: Auchinleck; Bellsbank; Burnside; Catrine; Coalhall; Cronberry; Crookedholm; Crosshouse; Cumnock; Dalmellington; Dalrymple; Darvel and Priestland; Drongan; Dunlop; Fenwick and Laigh Fenwick; Galston; Gatehead; Hayhill; Hollybush and Skeldon Mills; Hurlford; Kilmarnock; Kilmaurs; Knockentiber; Leggate, Connel Park and Bank Glen; Lugar and Logan; Lugton; Mauchline; Moscow; Muirkirk; New Cumnock; Newmlins; Ochiltree; Patna; Polnessan; Rankinston; Sinclairston; Skares; Sorn; Stewarton; Waterside (by Fenwick); and Waterside (Doon Valley).
Sewage sludge	The residual, semi-solid material that is produced as a by-product during sewage treatment of municipal wastewater.
Short term let	The use of a dwellinghouse (a residential house or flat) for rental by persons other than the owner for short periods and for financial or other remuneration. Typically includes properties advertised as being available for holiday let, although can apply to other situations.
Sites of Special Scientific Interest (SSSI)	Designated by SNH, SSSI's contain the best examples of particular species, habitats, geology or geomorphology.
Special Area of Conservation (SAC)	A European designation which protects rare and threatened species and habitats listed in the Habitats Directive.
Special Protection Area (SPA)	A European designation which protects rare or threatened birds listed in the Birds Directive and migratory birds which are regular visitors, together with their habitats.
Sterilisation	When a change of use, or the development, of land prevents possible mineral exploitation in the foreseeable future.

Strategic Environmental Assessment	Required through the Environmental Assessment (Scotland) Act 2005, SEA involves an assessment of the LDP against a set of environmental objectives and criteria, to evaluate if the Plan is likely to have significant impacts on the environment.
Strategic Transport Network	Includes the trunk road and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long-distance traffic between major centres, although in rural areas it also performs important local functions.
Supplementary Guidance	Guidance documents that sit alongside the Local Development Plan, giving greater detail on the interpretation of policies. Statutory SG will be afforded the same status as the LDP. Non-statutory SG will be recognised as material considerations.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (The Brundtland Definition. Our Common Future, The World Commission on Environment and Development, 1987.)
Town Centre	Centres which display: – a diverse mix of uses, including shopping; – a high level of accessibility; – qualities of character and identity which create a sense of place and further the wellbeing of communities; – wider economic and social activity during the day and in the evening; and – integration with residential areas.
Transport Appraisal	A Transport Appraisal should inform the spatial strategy by appraising the impact of the potential spatial strategy options on the transport network, in line with Transport Scotland's Development Planning and Management Transport Appraisal Guidance (DPMTAG). It should determine the potential impacts of development on the transport network and mitigation to address adverse impacts, how they will be funded and who should deliver these. This should inform the Proposed Plan.

Transport Assessment	A Transport Assessment report should aim to provide supporting evidence to accompany the planning application to demonstrate that the development is sited in a location where current and likely future travel behaviour will produce a desired and predicted transport output. The TA should provide information in a suitable form to enable the local authority and, if necessary, Transport Scotland to assess and determine the planning application, seek any changes to the proposal and devise necessary planning conditions or negotiate planning or other legal agreements.
Transport Statement	When a full Transport Assessment is not necessary, a Transport Statement identifying the basic transport and traffic implications of a development should be prepared.
Superfast or Next Generation Broadband	Uses fibre-optic cables to offer significantly faster speeds than traditional broadband.
Use Class Order	From the Town and Country Planning (Use Classes) (Scotland) Order 1997, the Order sets out various classes of 'use', that all buildings or land can be defined under depending on what they are used for.
Vacant and Derelict Land	Vacant land – Previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment. Derelict land – Previously developed land which is un-remediated and/or which has a constraint caused by its previous use which hampers its redevelopment or naturalisation.
Vulnerable	A species considered to be facing a high risk of extinction in the wild.
Zero Waste Policy	Scottish Government policy that sets a vision for a zero waste society, where all waste is seen as a resource instead of a problem.

9.2. List of Acronyms

AGD	Ayrshire Growth Deal
AMIC	Ayrshire Manufacturing Investment Corridor
ASN	Additional Support Needs
BGS	British Geological Survey
BREEAM	Building Research Establishment's Environmental Assessment Method
CARS	Conservation Area Regeneration scheme
CCL	CentreStage Communities Ltd
CCLP	Coalfield Communities Landscape Partnership
CEI	Coalfield Environment Initiative
CoRE	Community Renewable Energy Project
CSGN	Central Scotland Green Network
CWB	Community Wealth Building
DART	Darvel and Area Regeneration Team
DECC	Department of Energy and Climate Change
ECC	Early Childhood Centre
EIA	Environmental Impact Assessment
EQIA	Equality Impact Assessment
ER	Environmental Report
EV	Electric Vehicle
FRA	Flood Risk Assessment
GHG	Greenhouse Gases
GMS	General Medical Services
GNPA	Galloway National Park Association
GWDTE	Ground water dependent terrestrial ecosystems
HGV	Heavy Goods Vehicle
HLR	Housing Land Requirement

HRA	Habitat Regulations Appraisal
HST	Housing Supply Target
KAG	Key Agencies Group
LBAP	Local Biodiversity Action Plan
LDP	Local Development Plan
LDP1	East Ayrshire Local Development Plan (2017)
LDP2	Local Development Plan 2
LDP3	Local Development Plan 3 (the Council's next Plan which will follow LDP2)
LHEES	Local Heat and Energy Efficiency Strategy
LNCS	Local Nature Conservation Site
LPP	Local Place Plan
LVIA	Landscape and Visual Impact Assessment
LZCGT	Low and zero carbon generating technologies
MATHLR	Minimum All-Tenure Housing Land Requirement
MLDP	East Ayrshire Minerals Local Development Plan (2020)
NNR	National Nature Reserve
NPF3	National Planning Framework 3
NPF4	National Planning Framework 4
NTS	National Transport Strategy
NTS2	National Transport Strategy 2
PAN	Planning Advice Note
PDR	Permitted development rights
RDA	Rural Diversification Area
RIA	Retail Impact Assessment
RPA	Rural Protection Area
RSPB	Royal Society for Protection of Birds
SAC	Special Area of Conservation
SBL	Scottish Biodiversity List

SEA	Strategic Environmental Assessment
SEPA	Scottish Environment Protection Agency
SMART	Self-Monitoring Analysis and Reporting Technology
SOSE	South of Scotland Enterprise
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
STPR2	Strategic Transport Project Review 2
STW	Sewage Treatment Works
SuDS	Sustainable Urban Drainage Systems
SUO	Stopping Up Order
SWMP	Surface Water Management Plans
TPO	Tree Preservation Order
UNESCO	United Nations Educational, Scientific and Cultural Organisation
UWWTD	Urban Waste Water Treatment Directive
WB	Water Body
WoSAS	West of Scotland Archaeology Service
ZWP	Zero Waste Plan

9.3. List of Statutory and Non-Statutory Supplementary Guidance

Supplementary Guidance	
Title	Date of adoption
Dark Sky Park Lighting	Expected 2024
Design Guidance	Expected 2024
Development Strategy for Kilmarnock and South Central Kilmarnock	Expected 2024

Supplementary Guidance	
Title	Date of adoption
Financial Guarantees	Expected 2024
Listed Buildings and Conservation Areas	Expected 2024
Local Place Plans	Expected 2024
Housing in the Countryside	Expected 2024
Affordable Housing	Expected 2024
Developer Contributions	Expected 2024
Development Strategy for Stewarton	Expected 2024
Energy and EV Charging	Expected 2024
LHEES	Expected 2024
Loudoun Castle and Estate	Expected 2024
Local Landscape Areas	Expected 2024

Planning Guidance (non-statutory)	
Title	Date of adoption
Peatland and Carbon Rich Soils	Expected 2024
Community Benefits	Expected 2024
Regional Strategic Woodland Creation	Expected 2024
Hagshaw Energy Cluster	2023
Gardens and Designed Landscapes	Expected 2024
Local Nature Conservation Sites	Expected 2024
Piersland Park, Kilmarnock Conservation Area Appraisal	2021
Piersland Park, Kilmarnock Design Guidance	2021
Mauchline Conservation Area Appraisal	2019

Planning Guidance (non-statutory)	
Title	Date of adoption
Waterside Conservation Area Appraisal	2018
East Ayrshire Landscape Wind Capacity Study	2018
Dalmellington Conservation Area Appraisal	2017
Green Infrastructure Strategy	2015
Ayrshire and Arran Forestry and Woodland Strategy	2014
Galston Conservation Area Appraisal	2014
Knockroon Design Code	2010
Cumnock Shop Front Design Guidance	2010
Cumnock Conservation Area Appraisal	2009
Bank Street and John Finnie Street Conservation Area Appraisal and Management Plan	2007
Catrine Conservation Area Appraisal	2005
Skills and Employment Plans	Expected 2024

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LDP Schedules

Schedule 1: Public and Private Green Infrastructure/ Open Space Standards

(i) Residential Developments

Green Infrastructure/Open Space Standards

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

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

The Local Development Plan will require **all new residential developments of 4 or more units** to provide amenity green infrastructure/ open space **on site** in line with the 20 square metres per household standard, as required by the Council's Green Infrastructure Strategy. This requirement is necessary in terms of ensuring green infrastructure/open space is integral to the overall design of the development, creating a multi-functional space and a clear sense of place.

2. **Recreational Green Infrastructure/Open Space.** This is defined as equipped play areas, natural/unequipped play areas, play parks, public parks and gardens, outdoor sports facilities (such as green gyms), sports pitches, allotments, civic spaces etc. Play areas and play parks can be spaces for young children and/ or older children / young adults.

The Local Development Plan will require all new residential development of 10 or more units to provide recreational green infrastructure/open space to the following quantitative standards which are in line with the Council's Green Infrastructure Strategy:-

	Development Criteria	Minimum Quantitative Standard
Residential	Development areas of less than 0.5 hectares but where 4 - 9 units are proposed.	20 square metres of amenity green infrastructure / open space
Residential	Development areas of less than 0.5 hectares but where between 10-50 units are proposed.	38 square metres per household of recreational space plus 20 square metres of amenity open space
Residential	Developments between 51 and 200 housing units or a development area of greater than 0.5 hectares	38 square metres per household or 0.2 hectares of recreational open space whichever is the greater plus 20 square metres per household of amenity green infrastructure/ open space
Residential	Developments comprising more than 200 housing units	63 square metres of recreational open space per household ("resulting" in larger space equipped play areas and playing fields) plus 20 square metres per household of amenity green infrastructure/ open space

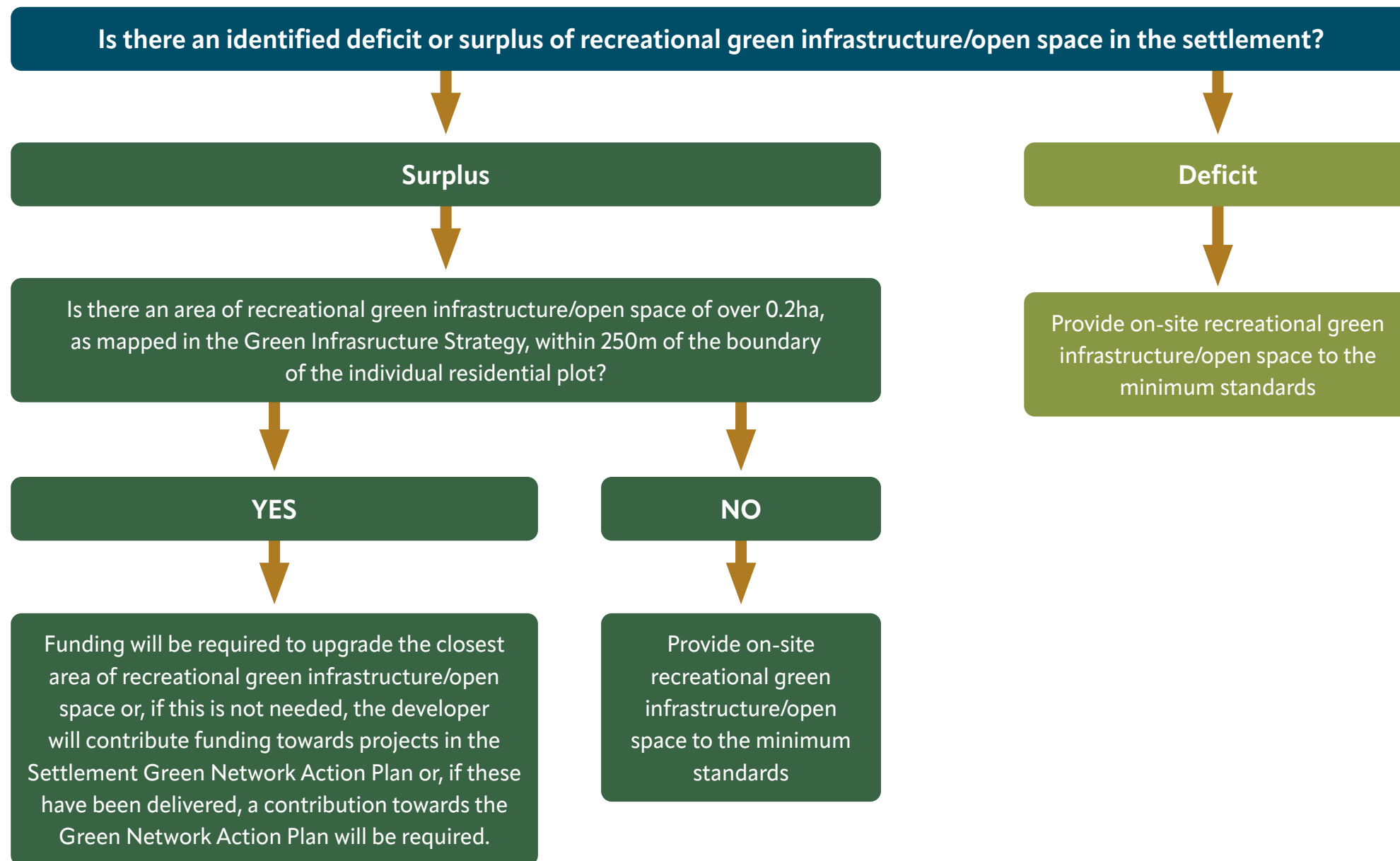
Implementation of Recreational Green Infrastructure/ Open Space Standards

Developments between 10 and 200 housing units

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

The flowchart should be considered alongside the Green Infrastructure Strategy, which forms non-statutory guidance to the LDP, to determine if that particular settlement has a surplus or deficit of public open space and to confirm whether there is a Green Infrastructure mapped area of recreational open space within 250m of the boundary of each individual residential plot. The Green Infrastructure Strategy provides a more detailed explanation of the below four stage process.

For clarity, developments of more than 200 units will be required to provide green infrastructure on site.



Off-site Contributions Process

With regard to the level of funding that will be sought from developers of market housing, should they require to make payment towards the improvement of alternative, off-site recreational green infrastructure/open space, this amount will be set at a level equivalent to a percentage of the expected sale cost of each unit that is built on the area of the site, which would have normally formed recreational open space. Further detailed guidance on the process of calculating off-site green infrastructure/open space contributions will be provided in Green Infrastructure non-statutory guidance.

NOTE 1: *The Council will in certain circumstances take a flexible approach on the amenity open space standard, but only where the developer can demonstrate why the required standard cannot be met.*

NOTE 2: *Any new residential development which does not accord with the minimum standards and/or the four stage process for providing green infrastructure/open space will not be supported by the Council.*

NOTE 3: *There will be no requirement for Affordable Housing developments to make payment towards the improvement of alternative, off-site recreational green infrastructure/open space. Instead green infrastructure to the minimum standards must be provided on site unless note 1 applies.*

Developments comprising more than 200 housing units

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

Residential Private Garden Space Standards

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

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

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

Development Type	Minimum Quantitative Standard
Detached house and semi-detached house	35m ² per bedroom or a minimum of 70m ² (whichever is greater)
Terraced house	25m ² per bedroom or a minimum of 50m ² (whichever is greater)
Flats	10m ² per bedroom
Care home	10m ² per bedroom or bed space
Supported housing / accommodation	25m ² per bedroom

(ii) Retail, Commercial, Business and Industrial Developments

Green Infrastructure/Open Space Standards

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

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

Schedule 2: Coalfield Communities Landscape Partnership (CCLP) List of Projects



COALFIELD

Communities Landscape Partnership

Theme 1:



Understanding the Landscape

'Gi'e me a spark o' nature's fire; that's a' the learning I desire'

Robert Burns 1785

In order to celebrate our unique heritage, we need to understand our historical landscape. Projects will look at discovering/rediscovers our historical past.

1.1

Attainment Through Archaeology (Archaeology Scotland): This project will provide heritage training opportunities for marginalised young people and community groups of all ages. It will enable participants to develop new skills whilst also improving local heritage for the benefit of local people and the local economy. The project will contribute to other CCLP projects. Activity will be linked to the "Heritage Hero Awards" which are promoted and recognised by the Awards Network – the youth awards network in Scotland.

1.2

Coalfield Place Names (University of Glasgow): Place-names are a window through which we can glimpse the past of the CCLP area. A key to being able to engage local communities in the intangible heritage of the landscape in which they live is encountering its names. Names have the ability to allow us to understand the dynamic nature of a landscape's past, and the many layers of human interaction with it over time. They can tell us about the flora and fauna, and changing environment of the locale; they can be a window onto the settlement history of an area, and in the case of the CCLP, the development of industry.

This project will harness local interest in the subject of place names, to create a coherent volume of work that aligns with national activities in this field and acts as best practice guidance on the subject. Place-names are a window through which we can glimpse the past of the CCLP area.

1.3

Connecting Coalfield Communities (Coalfield Regeneration Trust): There is already a lot happening in relation to heritage, but it is happening in isolation, so a joined up approach needs to be taken. Many Heritage societies are working independently on their own projects and more collaboration is needed.

This project will bring together local heritage groups so that they can share their knowledge with members of communities who are interested in developing their own knowledge about the heritage of their local area. A learning centred approach will be used and a key outcome of the programme will be to raise confidence levels and increase self-esteem – ultimately changing lives.

1.4

Life in the Lost Villages (University of Strathclyde): The 'Row Villages' in the East Ayrshire coalfields are a remarkable and distinctive man-made feature in the landscape and transformed the upland areas where they were set. When they were built they played a vital role but could not survive the exhaustion of the mineral resources they were built to exploit.

Although deindustrialisation, depopulation and open-cast mining has destroyed much of the surviving evidence of these places, there are still surviving traces of them and they are of real importance not only to the Cumnock and Doon Valley area, but to the industrial history and heritage of Scotland as a whole.

This oral history project aims to capture the 'intangible history' of life in the Row Villages and the impact of deindustrialisation by exploring in depth the so called lost villages of Lethanhill, Burnfoot and Benwhat in the Doon Valley and Commondyke and Darnconner in the Lugar Valley. Former residents of Glenbuck will also be interviewed as part of the project.

1.5

Landscape Apprentices (East Ayrshire Woodlands): This project aims to create 15 Modern Apprenticeship (MA) places over 5 years through the auspices of East Ayrshire Woodlands. These will be in land management and has been designed to capitalise on opportunities that may arise from Scottish Government's drive to increase woodland and forestry cover in Scotland. Other CCLP projects will be able to use the apprentices to deliver some of their activities.

Theme 2:



Visiting the Landscape

'O' would some power the giftie gi'e us; to see ourselves as others see us'

Robert Burns, 1786

Providing opportunities to visit and spend time in the landscape is important. Projects will look at celebrating our unique history, promote stewardship of the land and create new opportunities to enjoy the landscape.

2.1

Doon Valley Railway, Dunaskin/Waterside (Ayrshire Railway Preservation Group): This project will focus on capacity building with the ARPG to help forge community links, increase volunteer numbers and identifying funding sources with a view to increase the visitor offering and visitor numbers. It will also look at how to improve the cafe, the renovation of the old wagon shed to accommodate visitors and a narrow gauge railway and the building of a new shed to house the collection of historical important restored rolling stock.

2.2

Sense of Place (Galloway and Southern Ayrshire UNESCO Biosphere): This project will support local people to identify and celebrate the various qualities that make their part of the Biosphere unique and special. It will, in particular, explore the natural and cultural heritage in and around East Ayrshire's towns and villages that are located within the Biosphere. The project will use the Biosphere's 'Sense of Place' toolkit which incorporates a participatory workshop approach.

2.3

Doon Valley Mountain Biking (Dalmellington Parish Development Trust): This project will provide employment/training opportunities for some of the hardest to reach young people within the Dalmellington area whilst helping to develop much needed cycle and mountain biking

2.4

infrastructure. The aim is to increase visitor numbers and hopefully encourage local entrepreneurs to open up new businesses. The project will also contribute to the health and well-being agenda.

Lugar Heritage Centre (Lugar Parish Church): This project will introduce a local industrial history exhibition, café and meeting hub to the village by utilising the former parish church (C listed). The church was originally built as a shed where the railway engines, which used to transport iron from the Lugar works, were maintained. The church sits close to the River Lugar Walk (see below).

It will be open through the week and be at the heart of a heritage information display telling of the local history and involving local people and the primary school in its preparation and its running. William Baird & Co., William Murdoch and the Butes will feature in the displays and Information Centre. We are working together with the local history group to ensure accuracy of records, planning workshops with the local schools (enclosed are supporting letters from both the history group and the local primary school) and are in contact with the Glasgow Science Centre to create interesting workshops for a more interactive experience.

Theme 3:



Accessing the Landscape

'The mosses, waters, slaps and stiles; that lie between us and oor hame'

Robert Burns, 1790

Due to historic mineral extraction in the centre of our area, communities have been cut off from the landscape. Being able to gain access is an important element of the CCLP. Projects will create new opportunities to open up and enjoy the landscape.

3.1

Lugar Water Walk (CCLP and East Ayrshire Leisure): This project will provide improvements to the Lugar Walk allowing a wider range of users to access the landscape and associated heritage along its length.

3.2

Doon Valley Walk (CCLP and East Ayrshire Leisure): This project will establish a new path within the Doon Valley. The proposed route starts at Loch Doon and ends at Patna and will link up Bellsbank, Dalmellington, and Waterside. This walk will open up the landscape and within the Doon Valley heritage to many more users.

Theme 4:



Animating the Landscape

'The voice of nature loudly cried, and many a message from the skies, that something in us never dies'

Robert Burns, 1790

Bringing our cultural and historical heritage to life will provide opportunities for residents and visitors to find out more about the area. Projects will promote stewardship of the land and create new opportunities to enjoy the landscape.

4.1

A Musical Celebration of the Coalfields Heritage (The Cumnock Tryst): This project will give community groups across Cumnock and the Doon Valley the opportunity to create a unique collection of musical theatre that captures their response to their landscape, the social history of the area, its communities, the musical heritage (brass/silver bands, pipe bands, working men's club bands etc.) of its people and places. The completed collection will be performed by internationally renowned musicians, alongside musicians from all parts of the CCLP area during the

4.2

2022 Cumnock Music Festival and beyond. The project will be facilitated by The Cumnock Tryst working in partnership with a wide range of communities and local musicians. The information arising from the oral history of the lost villages will be able to feed into the musical collection.

Ploughing up the Past (Cumnock History Group): Ayrshire is well-known for its agricultural heritage. It also remains one of the most productive agricultural counties in Scotland, with a diversity that is unmatched in other parts of the country. Historically, farming in the county was carried out by cottars, who farmed small holdings, often as little as fifty acres or less. In the eighteenth century, the agricultural revolution saw many estates reallocate their lands, merging numerous small farms into larger units, and introducing enclosures, formed by planting hedges or building stone dikes.

Agriculture has passed through a difficult time, with the reduction of the number of dairy farmers, a drop in sale prices for livestock and products, and the transference of land near the towns for housing and open-cast mining have all had an adverse effect.

This project aims to record the history of farming within the CCLP area. The impact of mining for coal, both deep underground and open cast, will be a particular focus.

4.3

Dalmellington Old Kirkyard (CCLP): The current Kirkyard is in many respects a historical gem. The aim of this project is to improve its appearance and make it more accessible and connected to the community. A key element of the project will be the renovation of the McAdam (of tarmacadam fame) Mausoleum; it will also link up with the Attainment through Archaeology project.

4.4

School Green Gym (The Conservation Volunteers): This project will provide an alternative approach to exercise by encouraging young people and teachers to take part in a programme of outdoor activities linked to the environment and practical conservation activities.

It will offer a creative way to link to Curriculum for Excellence experiences and outcomes while complementing whole school initiatives. For example, active schools and promoting the mental health and wellbeing of children by engaging them in practical conservation activities in their school grounds and surrounding green spaces. The School Green Gym will provide the opportunity for young people to learn new skills and build self-esteem. The overall aim is to promote health & wellbeing of the pupils and encourage an interest and respect for the environment.

Theme 5:



'I'm truly sorry man's dominion, has broken nature's social union'

Robert Burns, 1785

Our landscape has been scarred by open cast mining, most of which is under remediation. Although we cannot address these issues directly, we have the opportunity to improve and enhance other areas of the landscape. Projects will lead to a renewed landscape through conserving and enhancing the natural environment as well as restoring peatlands and establishing new habitats for flora and fauna.

Perfect Peatlands (East Ayrshire Coalfields Environment Initiative):

This project will deliver habitat enhancement at a landscape-scale by restoring peatlands in the Coalfield Communities Landscape Partnership (CCLP) area. Working with private landowners and specialist consultants and contractors, the project will employ current best-practice in peatland restoration to bring degraded sites into a better ecological condition, benefiting both wildlife, the environment and the communities surrounding the sites.

5.2

Healthy East Ayrshire Rivers (East Ayrshire Coalfields Environment Initiative): This project will empower and support local communities to take action that will help conserve the river environment. The project will provide training in a simple biological monitoring technique that can be used to detect variations in river water quality. It enables communities to communicate directly with the Scottish Environment Protection Agency (SEPA).

5.3

Coalfields for Pollinators (East Ayrshire Coalfields Environment Initiative): This project will help reverse 80 years of devastating habitat loss and fragmentation of our wildflower-rich grasslands.

The Scottish Pollinator Strategy (2017 – 2027) has highlighted the need for more, larger, and better quality and more connected areas of wildflower-rich habitat to be created. This project will assist local threatened pollinator populations to recover, reconnect and move across the landscape in response to climate change.

5.4

Coalfields to Wildwoods (EADAH): This project will help empower local people and give them a direct stake in their local landscape. It will train them in the propagation of key native pioneer plant species (aspen, juniper and montane willow) and set up a network of small local plant nurseries located in a range of venues to provide the resources required to initiate community growing. The aim would be to assist the restoration of open cast sites and improve overall woodland cover within the CCLP area.

5.5

Tower Street Pocket Park (Central Scotland Green Network): This project will transform an undeveloped, vacant site in the centre of Cumnock into an attractive, accessible greenspace. It will include raised beds for community growing, a social space for sitting / gathering, improved planting for biodiversity and wildlife, storage space for tools/ games, as well as some interpretation boards to tell the story of Tower Street.

5.1

5.6

Hedgerow Habitats (Netherthird Community Action Training):

This project will implement a planting programme across the Netherthird community garden area and the community woodland area at Holmburn Road in Netherthird. The community woodland is an area designated as Ancient Woodlands and has a right of way running through it. This is not well known in the local area. Part of the project will raise awareness of the heritage of the area leaving a legacy for the local residents. People will also be trained in planting and maintenance of hedgerows and wooded areas. The skills learned will be at varying levels from the hobbyists to those looking to gain employment.

5.7

North Kyle Masterplan (Forest and Land Scotland): This project will bring forward (from the anticipated start date of 2024) the revised North Kyle Land Management Plan. The visual appeal of the forest will be significantly enhanced by increasing conifer and broadleaf diversity. The aim is to create a new, lasting and positive inheritance for the area whilst tackling the legacy of an industrialised landscape.

This early review will be a fundamental “root and branch” redesign, which will fully revise the plan and incorporate all of the recent developments, survey and landscape information and public feedback. This is considerably more work than the standard 5 year review and will therefore be extra work, at a different scale with added complexity for the design incorporating extensive landscape and community consultation. Extra layers of community engagement will be required to fully address the CCLP, North Kyle Masterplan and community aspirations.



Schedule 3: Housing Sites

Site Ref	Settlement	Address	Ind Cap	Council Owned	Timescale
Cumnock SHMA					
AL-H1	Auchinleck	Coal Road +	56	No	Short
AL-H2	Auchinleck	Dalshalloch Wood	106	No	Short
AL-H3	Auchinleck	School Road	10	No	Medium
BS-H1	Burnside	Burnside (W)	6	No	Medium
BS-H2	Burnside	Burnside (E)	7	No	Medium
CA-H1	Catrine	John Street (E)	9	No	Medium
CA-H2	Catrine	John Street (W)	14	No	Medium
CA-H3	Catrine	Mill Street	5	Yes (partly owned)	Medium
CA-H4	Catrine	Shawwood Farm	80	No	Long
CN-H1	Cumnock	Auchinleck Road	40	No	Short
CN-H2	Cumnock	Barrhill Road	27	Yes	Medium
CN-H3	Cumnock	Dalgleish Avenue +	55	Yes	Short
CN-H4	Cumnock	Ryderston Drive	9	No	Medium
DG-H1	Drongan	Martnaham Way	88	No	Medium
DG-H2	Drongan	Mill O'Shield Road	60	No	Short
DG-F1(H)	Drongan	Watson Terrace	Future Growth Site (Housing)		
MA-H1	Mauchline	Sorn Road	92	No	Long
MA-H2	Mauchline	Station Road (N)	95	No	Short
MA-H3	Mauchline	Station Road (S)	105	No	Long
MA-F1(H)	Mauchline	Sorn Road (N)	Future Growth Site (Housing)		
MK-H1	Muirkirk	Smallburn Road	8	Yes (partly owned)	Medium
MK-H2	Muirkirk	Wellwood Street	26	No	Short
NC-H1	New Cumnock	Castle	5	No	Medium
NC-H2	New Cumnock	Crown Hotel +	14	No	Short
NC-H3	New Cumnock	Dalhanna Drive	14	No	Medium

Site Ref	Settlement	Address	Ind Cap	Council Owned	Timescale
Doon Valley SHMA					
DA-H1	Dalmellington	Ayr Road	28	No	Medium
DA-H2	Dalmellington	Gateside Road	36	No	Short
DA-H3	Dalmellington	High Street	4	No	Medium
DA-F1(H)	Dalmellington	Saw Mill	Future Growth Site (Housing)		
DR-H1	Dalrymple	Burnton Road	55	No	Medium
PA-H1	Patna	Ayr Road	17	No	Long
PA-H2	Patna	Carskeoch Caravan Site	40	Yes (partly owned)	Medium
PA-H3	Patna	Cemetery Road	6	No	Long
PA-H4	Patna	Main Street	5	No	Medium
Kilmarnock & Loudoun SHMA					
CR-H1	Crookedholm	Grougar Road (E)	60	No	Short
CH-H1	Crosshouse	Gatehead Road	138	No	Long
CH-H2	Crosshouse	Holm Farm	20	No	Medium
CH-H3	Crosshouse	Irvine Road	30	No	Short
CH-F1(H)	Crosshouse	Kilmaurs Road	Future Growth Site (Housing)		
DL-H1	Darvel & Priestland	Burn Road	15	No	Long
DL-H2	Darvel & Priestland	Crofthead	27	No	Long
DL-H3	Darvel & Priestland	Jamieson Road	40	No	Medium
DL-H4	Darvel & Priestland	West Donnington Street	21	No	Medium
DU-H1	Dunlop	West View Terrace	6	No	Long
FW-H1	Fenwick & Laigh Fenwick	Bowling Green Road	20	No	Long
FW-H2	Fenwick & Laigh Fenwick	Main Road	29	No	Short
FW-H3	Fenwick & Laigh Fenwick	Stewarton Road	10	No	Short
FW-F1(H)	Fenwick & Laigh Fenwick	Waterslap Road	Future Growth Site (Housing)		
GA-H1	Galston	Belvedere View	144	No	Long
GA-H2	Galston	Brewland Street	17	Yes	Medium

Site Ref	Settlement	Address	Ind Cap	Council Owned	Timescale
GA-F1(H)	Galston	Maxwood Road	Future Growth Site (Housing)		
GH-H1	Gatehead	Main Road	7	No	Long
HU-H1	Hurlford	Galston Road	100	No	Short
KK-H1	Kilmarnock	Altonhill	800	No	Medium
KK-H2	Kilmarnock	Bridgehousehill	200	No	Short
KK-H3	Kilmarnock	Fardalehill (E)	249	No	Short
KK-H4	Kilmarnock	Fardalehill (W)	800	No	Medium
KK-H5	Kilmarnock	Glasgow Road (E)	79	No	Medium
KK-H6	Kilmarnock	Glasgow Road (W) +	45	No	Short
KK-H7	Kilmarnock	Irvine Road	133	No	Short
KK-H8	Kilmarnock	Kennedy Drive	48	Yes	Short
KK-H9	Kilmarnock	Maxholm	300	Yes (partly owned)	Short
KK-H10	Kilmarnock	Moorfield	58	No	Short
KK-H11	Kilmarnock	Mount Pleasant Way/Hill St +	30	No	Medium
KK-H12	Kilmarnock	Northcraigs	485	No	Short
KK-H13	Kilmarnock	Sutherland Drive +	10	Yes	Medium
KK-H14	Kilmarnock	Treesbank	269	No	Short
KK-H15	Kilmarnock	Western Road (S)	47	No	Medium
KK-H16	Kilmarnock	Western Road (N)	10	No	Short
KK-F1(H)	Kilmarnock	Caprington Golf Course	Future Growth Site (Housing)		
KK-F1(H)	Kilmarnock	Land at Grassmillside	Future Growth Site (Housing)		
KM-H1	Kilmaurs	Crosshouse Road	128	No	Medium
KM-H2	Kilmaurs	Habbieauld Road	29	No	Long
KM-H3	Kilmaurs	Irvine Road	65	No	Short
KM-H4	Kilmaurs	Standalane	44	No	Long
KM-F1(H)	Kilmaurs	Crosshouse Road	Future Growth Site (Housing)		
KT-H1	Knockentiber	Southhook Road	86	No	Long

Site Ref	Settlement	Address	Ind Cap	Council Owned	Timescale
ST-H1	Stewarton	Draffen East	70	No	Short
ST-H2	Stewarton	Kilwinning Road	350	No	Medium

Schedule 4: Business and Industrial Locations

Site Ref	Settlement	Address	Area (ha)	Council Owned
Cumnock SHMA				
AL-B1(O)	Auchinleck	High House Industrial Estate (O)	2.7	No
AL-B1(S)	Auchinleck	High House Industrial Estate (S)	4.6	No
CA-B1(S)	Catrine	Glen Catrine Bonded Warehouse	5.2	No
CA-B2(S)	Catrine	Newton Street	0.3	Yes (partly owned)
CN-B1(S)	Cumnock	Ayr Road (N)	1.2	Yes (partly owned)
CN-B2(S)	Cumnock	Ayr Road (S)	5.1	Yes (partly owned)
CN-B3(S)	Cumnock	Cumnock Business Park	5.4	No
DG-B1(S)	Drongan	Drongan Industrial Estate	0.4	Yes
DG-B2(S)	Drongan	Littlemill Road	1.1	Yes
MA-B1(S)	Mauchline	Station Road Industrial Estate	1.6	Yes (partly owned)
MK-B1(O)	Muirkirk	Furnace Road. Industrial Site	4.2	Yes
NC-B1(S)	New Cumnock	Waterside Industrial Estate	1.2	Yes (partly owned)
RU-B1(S)	Rural	Barony Road (Egger)	17.8	No
RU-B3(O)	Rural	Crowbandgate	3.9	No
Doon Valley SHMA				
PA-B1(O)	Patna	Ayr Road Industrial Site	0.9	Yes (partly owned)
PA-B1(S)	Patna	Ayr Road Industrial Site	0.8	No
Kilmarnock & Loudoun SHMA				
CH-B1(S)	Crosshouse	Laigh Milton Road	1.6	No

Site Ref	Settlement	Address	Area (ha)	Council Owned
DL-B1(S)	Darvel & Priestland	Campbell Street	0.8	No
DL-B2(O)	Darvel & Priestland	Jamieson Road	0.9	No
GA-B1(S)	Galston	Barmill Road	0.3	Yes (partly owned)
HU-B1(O)	Hurlford	Mauchline Road (O)	6.0	Yes (partly owned)
HU-B1(S)	Hurlford	Mauchline Road (S)	17.4	No
KK-B1(S)	Kilmarnock	Bonnyton Industrial Estate	9.8	Yes (partly owned)
KK-B2(S)	Kilmarnock	MAHLE	8.7	Yes (partly owned)
KK-B3(S)	Kilmarnock	Glenfield Industrial Estate	14.1	Yes (partly owned)
KK-B4(S)	Kilmarnock	Moorfield North	28.9	Yes (partly owned)
KK-B5(S)	Kilmarnock	Moorfield South	20.5	Yes (partly owned)
KK-B6(O)	Kilmarnock	Northcraig/Rowallan	17.5	No
KK-B6(S)	Kilmarnock	Rowallan Business Park	7.9	No
NM-B1(O)	Newmilns	Brown Street	11.7	Yes (partly owned)
RU-B2(O1)	Rural	Kirklandside & Kaimshill (N)	10.6	No
RU-B2(O2)	Rural	Kirklandside & Kaimshill (S)	69.4	No
ST-B1(O)	Stewarton	Magbiehill	16.0	No
ST-B2(S)	Stewarton	Bridgend	0.4	No
ST-B3(S)	Stewarton	Rigg Street	1.7	Yes (partly owned)

Schedule 5: Ayrshire Growth Deal Locations

Site Ref	Settlement	Address	Area (ha)	Council Owned
Cumnock SHMA				
CN-A1	Cumnock	CoRE	2.0	No
Kilmarnock & Loudoun SHMA				
KK-A1	Kilmarnock	Ayrshire Engineering Park	23.0	No
KK-A2	Kilmarnock	Balmoral Road/Hill Street	10.8	No
RU-A1	Rural	AMIC	9.7	No

Schedule 6: Miscellaneous development opportunity sites

Site Ref	Settlement	Address	Area (ha)	Council Owned
Cumnock SHMA				
AL-M1	Auchinleck	Former Auchinleck Academy	6.0	Yes
AL-M2	Auchinleck	Templeton Roundabout	6.2	No
BG-M1	Bank Glen	Bank School	1.2	No
CA-M1	Catrine	Bridge Street	0.1	Yes (partly owned)
CN-M1	Cumnock	Caponacre	18.5	Yes (partly owned)
CN-M2	Cumnock	Glaisnock Glen	3.6	No
MK-M1	Muirkirk	Fmr Nursery School, Main St	0.2	No
MK-M2	Muirkirk	Carruthers Park	0.5	No
NC-M1	New Cumnock	Castle	0.6	Yes (partly owned)
RU-M1	Rural Area	Barony Colliery	46.6	No
Doon Valley SHMA				
DA-M1	Dalmellington	Croft Street	0.8	No
DA-M2	Dalmellington	Doon Academy	3.8	Yes (partly owned)
Kilmarnock & Loudoun SHMA				
GA-M1	Galston	Bridge Street	0.1	No

Site Ref	Settlement	Address	Area (ha)	Council Owned
GA-M2	Galston	Corner of Cross St	0.1	Yes
GA-M3	Galston	Garden Street	0.4	No
KK-M1	Kilmarnock	Former ABC Cinema, Titchfield St	0.1	No
KK-M2	Kilmarnock	Former Burlington Bertie's	0.1	Yes (partly owned)
KK-M3	Kilmarnock	Wellington Street	0.2	Yes (partly owned)
KK-M4	Kilmarnock	West Shaw Street	2.7	No
KK-M5	Kilmarnock	Western Road (neighbourhood centre)	0.9	No
KK-M6	Kilmarnock	Northcraigs (neighbourhood centre)	0.9	No
NM-M1	Newmilns	High Street	0.3	Yes
NM-M2	Newmilns	Loudoun Road	0.3	No
RU-M2	Rural Area	Loudoun Castle	259.8	No
RU-M3	Rural Area	South of Moorfield, by Kilmarnock	2.1	No
ST-M1	Stewarton	Bridgend	0.4	No
ST-M2	Stewarton	Kilwinning Road	2.1	Yes

Schedule 7: Waste sites

Site Ref	Settlement	Address	Area (ha)	Council Owned
Cumnock SHMA				
CN-W1	Cumnock	Caponacre HWRC	1.5	Yes
RU-W2	Rural Area	Garlaff	90	Yes (partly owned)
RU-W4	Rural Area	Killoch Energy Recovery Facility	9.1	No
Kilmarnock & Loudoun SHMA				
KK-W1	Kilmarnock	Western Road Recycling Centre	3.2	Yes
KK-W2	Kilmarnock	Southook Rd, Waste Transfer Stn	0.7	No
KK-W3	Kilmarnock	Billy Bowie Composting Facility	2.4	No

Site Ref	Settlement	Address	Area (ha)	Council Owned
KK-W4	Kilmarnock	McGinns Metals EMR	0.3	No
RU-W1	Rural Area	Dunniflats	1.4	No
RU-W3	Rural Area	Gauchalland Depot	1.6	Yes
RU-W5	Rural Area	Milton Landfill (restored)	10.9	No

Schedule 8: Cemetery sites

Site Ref	Settlement	Address	Area (ha)
Cumnock SHMA			
CEM1	Auchinleck	Auchinleck Cemetery	1.8
CEM2	Rural Area	Catrine Cemetery	3.4
CEM5	Drongan	Drongan Cemetery	0.3
CEM10	Rural Area	Mauchline Cemetery	0.8
CEM11	Muirkirk	Muirkirk Cemetery	0.5
Doon Valley SHMA			
CEM3	Dalmellington	Dalmellington Cemetery	1.0
CEM4	Dalrymple	Dalrymple Cemetery	0.3
Kilmarnock & Loudoun SHMA			
CEM6	Fenwick	Fenwick Cemetery	0.7
CEM7	Galston	Galston Cemetery	2.4
CEM8	Kilmarnock	Kilmarnock Cemetery	1.7
CEM9	Kilmaurs	Kilmaurs Cemetery	0.4
CEM12	Rural Area	Riccarton Cemetery	1.3



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

Development Planning and Regeneration
Opera House, 8 John Finnie Street, Kilmarnock, KA11DD
Email: localdevelopmentplans@east-ayrshire.gov.uk

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